



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2014-2015  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting 16 October 2014  
7:00 pm

**AGENDA:**

- ◆ **Call to Order**
- ◆ **Continued Public Hearing** for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.
- ◆ **Board Business**

**CALL TO ORDER:** This meeting of the East Kingston Planning Board was called to order at 7:00 pm.

**ROLL CALL:**

**Members Present:** Chairman Mr. J. Cacciatore, Vice Chairman Dr. R. Marston, Mr. J. Bath, Mr. C. Delling, Mr. Bill Caswell, and Ex-Officio Mr. R. Morales.

**Advisors present:** Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche and John Moreau, East Kingston Building Inspector.

**Minutes**

Mr. Cacciatore asked for a motion to approve the September minutes.

**MOTION:** Mr. Morales **MOVED** to approve the September minutes as presented; Mr. Delling seconded. The motion passed unanimously.

**Continued Public Hearing** for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.

Ms. LaBranche explained what had transpired in reference to this application since the September meeting.

On September 23, 2014 a notice and decision from the New Hampshire Supreme Court re-affirming the Planning Board's decision of June 20, 2013 to deny the applicant's request for a waiver from the East Kingston Subdivision Regulations to exceed the maximum length of a cul-de-sac street was received. At the request of the applicant, the Planning Board has continued the public hearing for the subdivision application by Maplevale Builders, LLC until such time the court ruled on the applicant's appeal.

On October 9 a certified letter was sent requesting the applicant provide in writing at or before the next public hearing, the status of the application and the applicant's intent with respect to the application. The applicant was informed they have the right to request a decision by the Planning Board on the current application, amend the current application, or withdraw the application.

On October 16 the applicant responded, requesting the Board continue the public hearing until their November 20th meeting date in order to allow the applicant time to amend the proposal for the Board's consideration.

The Board inquired whether or not there was sufficient frontage for a lot and if there was a backlot. The Board asked Mrs. White to research the original Woldridge plan with regard to the ROW. Ms. LaBranche will coordinate with their applicant's engineer to have a copy of the new plan distributed to the Board members before the meeting for review.

The Board determined since this application had been continued for such a long period of time, it would be appropriate to re-notice the application and send new certified letters to the abutters. They also determined this cost should be borne by the applicant. Mrs. White will send a letter to the applicant informing him of the Board's decision for re-noticing.

Ms. LaBranche noted it was within the Board's purview to ask the applicant if they are prepared for the Board to make a decision on the amended application at that public hearing.

Mr. Cacciatore asked for a motion.

**MOTION:** Mr. Morales **MOVED** to continue the public hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC until the November 20 Planning Board meeting, with the stipulation that the applicant pay all outstanding invoices prior to the meeting date. Mr. Bath seconded. The motion passed unanimously.

Ms. LaBranche noted that the motion could not be contingent on paying the bills.

Mr. Cacciatore asked for an amended motion.

**MOTION:** Mr. Bath **MOVED** to amend the Motion to continue the public hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC until the November 20 Planning Board meeting; Mr. Delling seconded. The motion passed unanimously.

Mrs. White noted although the applicant was sent 2 two invoices prior to the court proceedings, she had sent out a new invoice on October 10. On October 14 (Monday being a holiday), the applicant called her and said he would be in to the Office to pay the bill that week.

It was the Board consensus that the applicant will bearing the costs of re-noticing and notifying abutters. Mrs. White will send the applicant a note letting him know.

## **Board Business**

### **14 Powwow River Road**

At the September meeting, it was determined by a motion from the Board no occupancy permits would be allowed to be issued until the storm water retention area and the swale at the rear of the property were completed as depicted on the plan and inspected by the Building Inspector. Mr. Moreau reported he had inspected the work and it was now complete. Mrs. White had prepared a compliance form which the Building Inspector had signed and it was placed in the file.

Mrs. White also reported that Mr. Dennis Quintal had inspected the work and it was completed to both parties satisfaction. It was the consensus of the Board at that meeting, when the changes were made on the myler and work was in compliance, occupancy permits could be issued and the plan could be recorded. As the work was deemed in compliance, the plan has been recorded at the Registry.

### **RPC Legislative Forum**

Ms. LaBranche noted the Annual RPC Legislative Forum will be held on Wednesday, November 12 at the Unutil Offices on 6 Liberty Lane in Hampton from 6-9pm. Refreshments will be served. Energy strategies will be discussed and there will be State Representatives and Senators in attendance. If you would like to attend, please RSVP to Roxanne Rines at rines@rpc-nh.org or 778-0885.

### **Electric Rates**

Mr. Morales reported electric rates from Unutil would be going up and noted there were several options available to save money on electric costs. He also reported the Town was working with the Rockingham County Complex and other entities to write an RFP to solicit energy suppliers to bid on the aggregate electricity used by the entities included on the RFP. The RFP includes the Town Buildings and the Elementary School.

The Board had some discussion whether assessments costs would go up for energy-saving changes such as solar panels to a home. It will be researched if assessments increase for energy saving changes.

As there was some good existing energy information available, Ms. LaBranche suggested reviewing and distributing information at November meeting.

Ms. LaBranche noted there was an ability through a warrant article for the Town to change their zoning and adopt a tax exemption for renewable resource installation on properties; those upgrades would not be taxed. Mr. Morales thought they were not assessed at a higher rate at this time, but will check.

### **Subdivision Regulations /Master Plan Review**

Ms. LaBranche will review the subdivision regulations and the Board will discuss the changes at the December meeting. She has not had a chance to review the Master Plan as of yet.

### **Grants**

Ms. LaBranche noted there were grants available from the DES outreach which might cover the costs to create a newsletter focusing on the importance of waster sheds, and the effects on drinking water sources and supplies. DES will be trying to bring in the smaller communities together with a series of workshops, with a focus on the communities within the Powwow River watershed.

### **Town Savings**

Mr. Morales noted the Town was in discussion for an aggregate bid to reduce power costs; trash bills would be going down; and there were plans to institute a new recycle bank program. After you sign up, every month you get a percentage credited on how much the Town recycles. There will also be gift cards, cash rewards and cash prizes available. Their program is working so well, Waste Management uses them as an example for other towns.

Mr. Cacciatore noted that East Kingston has been a trend setter, as they were the first Town to have a Master Plan in 1982.

Mr. Morales reported the Town has saved a quarter of a million dollars with their trash program in the past 5 years.

**New Member**

Mr. Cacciatore welcomed Bill Caswell to the Board as a new member.

**ADJOURNMENT**

**MOTION:** Dr. Marston **MOVED** the Planning Board adjourn; Mr. Bath seconded. The motion was unanimous.

The meeting was closed at 7:40 pm. The next Planning Board meeting will be November 20.

Respectfully submitted,

*Barbara White*

Barbara A. White  
Planning Board Secretary  
Mr. Cacciatore, Chairman

Minutes approved November 20, 2014