



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2017-2018
Joe Cacciatore, *Chairman*
Dr. Robert Marston, *Vice Chairman*

MINUTES
Regular Meeting 19 October 2017
7:00 pm

AGENDA:

- ◆ Call to Order
- ◆ **Public Hearing** - Home Occupation Application for, Cynthia Ditucci, 3 Clark Road (MBL 10-4-8-1), East Kingston, NH dba Ditucci Oil, for a home office and a business certificate - EK PB HO/17-02.
- ◆ **Discussion** for Paul Masone, 213 Haverhill Road (MBL 11-2-17) regarding a change of use for new tenant Scott Barron, Barron's Auto Repair (EK PB 17-0J) in the light industrial park (EKPB#04-0I).
- ◆ Approval of September minutes

Board Business

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

Members Present: Chairman Joe Cacciatore, Vice Chairman Dr. Robert Marston, Josh Bath, Bill Caswell, Ex-Officio Richard Poeleart and RPC Senior Planner Julie LaBranche.
Also present, applicants James Ditucci and Scott Barron.

Board Business

Public Hearing - Home Occupation Application for, Cynthia Ditucci, 3 Clark Road (MBL 10-4-8-1), East Kingston, NH dba Ditucci Petroleum Carriers Inc/Lawrence Tank, for a home office and a business certificate - EK PB HO/17-02.

This is the second time Mr. Ditucci came before the Board. In September his application was noticed incorrectly, requiring this second public hearing. Mr. Ditucci explained all he wanted to do was have a home office for his business at his residence, not run his business from his Clark Road address.

Mr. Ditucci submitted a Home Occupation application and photographs of the front and rear of his house.

It was necessary for him to request this through the Planning Board as he needed a Certificate of Business to present to Massachusetts, where he had purchased another similar company to merge with his.

It was noted there were no abutters present at this meeting as they had attended in September and were satisfied with Mr. Ditucci's explanation of what he wanted to do.

He will have no sign, keep no commercial vehicles at his residence, the office space is not more than 25% of the gross floor area of his home, and he only has one non-resident employee. As the application is for office functions only, there will be no smoke, dust, odor, noise, gas, fumes, lights or refuse matter generated or hazardous traffic conditions created. There is adequate off-street parking for the employee. He is asking for office hours of Monday - Friday from 9:00am to 5:00pm.

There being no further questions from the Board, Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to recommend the approval of the Home Occupation for James and Cynthia Ditucci, 3 Clark Road (MBL 10-4-8-1), East Kingston dba Ditucci Petroleum Carriers Inc/Lawrence Tank to the Selectmen, include the conditions discussed above on the Notice of Decision and issue a Certificate of Business; second by Dr. Marston. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Ditucci thanked the Board. Mrs. White will send Mr. Ditucci a copy of the decision and the Certificate of Business.

Discussion for Paul Masone, 213 Haverhill Road (MBL 11-2-17) regarding a change of use for new tenant Scott Barron, Barron's Auto Repair (EK PB 17-0J) in the light industrial park (EKPB#04-0I).

Mr. Cacciatore asked Scott Barron to explain his application to the Board. Mr. Barron explained he had a repair shop in Merrimac and was looking to rent space in Mr. Masone's Industrial Park to relocate his repair business.

His business is the repair of mechanical and electrical systems of vehicles, and replacing necessary parts and components. He will not have any additional exterior lighting or loud speakers; no heat or glare will be observable beyond the property line; no smoke or dust will be exhausted into the air; none of his processes emit objectionable odors or fumes.

He will utilize motor oil, antifreeze, brake fluid and other fluids which will be stored in a metal cabinet. No fuel will be stored on the property. There are fire extinguishers at the door and in the work area. Any waste oil will be burned in a neighboring shop. There is a dumpster on site which he will utilize for his trash.

Vehicles will be parked across from the building. He is asking for operating hours of 8:30 - 5:30 Monday through Saturday.

Mr. Bath noted the Board recommended tenants to ask for the most hours they would anticipate needing, and suggested Mr. Barron might want to change his hours to 7:00 am to 9:00 pm in keeping with the hours of the park. This would give him some leeway in case he was working on a repair and needed to work beyond the requested 5:30 to finish the job. This way he could work any hours in between 7:00 am and 9:00 pm.

Mr. Barron agreed to the suggestion and asked to change his requested hours to 7:00 am to 9:00 pm, Monday through Saturday.

Mr. Bath also noted that periodical inspections from the Fire Department and the Building Inspector would be conducted.

There being no further questions from the Board, Mr. Cacciatore asked for a **MOTION**.

Mr. Poeleart **MOVED** to recommend the approval for the change of use for new tenant Scott Barron, dba Barron's Auto Repair in the light industrial park, which includes the conditions discussed above on the Notice of Decision; second by Dr. Marston. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Barron thanked the Board. Mrs. White will send Mr. Barron and Mr. Masone a copy of the decision.

Site Walk Discussion

Ms. LaBranche showed the Board a slide show of the conditions found at the light industrial park during the site walk on October 5. Several members present had not attended the site walk.

The Board came to the consensus that an existing conditions plan would be needed from Mr. Masone so they could compare the present conditions to the original site plan.

It was suggested Mr. Quintal be hired as an consultant, but the Town Attorney will need to be contacted to see if there is any conflict of interest in doing so.

Ms. LaBranche will put her notes in letter form, and Conservation, the Fire Department and the Building Inspector will also have input. The letter will be submitted to the Selectmen and Ms. LaBranche and Mr. Cacciatore will attend the Selectmen's Meeting on November 6th to discuss the conditions and possibly a plan to prioritize/schedule what needs to happen to fix the problems.

Then the letter would need to be reviewed by the Town Attorney before it was sent by certified mail to Mr. Masone.

Adjournment

MOTION: Dr. Marston **MOVED** the Planning Board adjourn, Mr. Poeleart seconded. The motion passed unanimously.

Dr. Marston closed the meeting at 7:50 pm.

The next Planning Board meeting will be on November 16, 2017 at the Pound School.

Respectfully submitted,

Barbara White

Planning Board Secretary

Joseph Cacciatore

Chairman

Minutes approved November 16, 2017