



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2009-2010  
David F. Sullivan, Chairman  
Edward Warren, Vice Chairman

**MINUTES**  
Regular Meeting 17 December 2009  
7:00 pm

**AGENDA:**

- ◆ **Call to Order**
- ◆ **Approval** of November 12 minutes
- ◆ **Continued Public Hearing** for annual review of Article XIII - Growth Management section of the ordinance.

**CALL TO ORDER:** The regular meeting of the East Kingston Planning Board was called to order at 7:03PM.

**ROLL CALL:** Mrs. White called the roll.

**Members** - Mr. D Sullivan; Mr. E Warren; Dr. RA Marston; Mr. R Morales and Mr. D Pendell, ex-officio.

**Alternates:** Mr. P. Gilligan. Mr. J. Cacciatore and Mr. R. Forrest were not in attendance.

**Also Present:** Brad Rice and Doug Greenlaw for discussion with the Board, and Dan Guilmette and Gary Hinz, East Kingston residents.

**Advisors Present:** Mr. R. Donald, Building Inspector and RPC Planner Ms. Julie LaBranche.

Mr. Sullivan noted Mr. Warren would be arriving a few minutes late.

**Board Business**

Mr. Sullivan welcomed Mr. Gilligan as the new alternate member of the Planning Board. He explained he could join in the discussions and speak at will, but would not be voting at this meeting as there would be a full Board when Mr. Warren arrived. .

The first item on the agenda was to approve the minutes of November 12. It was noted there was a word missing from the text on page 2. The secretary will correct that omission.

**MOTION:** Mr. Morales **MOVED** to accept the minutes of November 12 with the minor amendment. Dr. Marston seconded. The motion passed unanimously.

**CONTINUED PUBLIC HEARING FOR ANNUAL REVIEW OF ARTICLE XIII - GROWTH MANAGEMENT SECTION OF THE ORDINANCE.**

Mr. Sullivan opened this public hearing at 7:05 pm.

Ms. LaBranche reviewed the changes to the figures in the Growth Management ordinance with the Board and noted that as many figures as possible were updated from the same source, namely the OEP. She suggested that the Board use figures from this source from now on for consistency. She noted that the US

Census information will need to wait to be updated until all the census information is completed; sometime in 2010. This can be done in conjunction with the review of this ordinance in 2010.

Mr. Morales noted there was discrepancy in the totals for the Housing Stock figures and the totals on Table XIII-A. Mr. Donald asked if Mrs. White could look at the tax maps and compare it with the tax cards to ascertain which street houses were listed on and which properties were only land with no houses for a more accurate number. She will update the housing figures to the match the Table XIII-A numbers.

Mr. Donald noted that Growth Management pertained to new subdivisions only, as other properties in Town were exempted from the period of time when there was no Growth Management. He also opined the figure should be a percentage rather than a number, as it could change based on the number of houses in Town. Mr. Warren opined it was pertinent for builders to know what percentage of building permits they would be dealing with when applying for a new subdivision.

The Board updated the last paragraph to read that the Growth Management Ordinance article shall expire on January 1 of each year unless the Planning Board conducts a review with a public hearing to establish the need to retain or revise the ordinance.

Mr. Sullivan opened the floor to public comment. There being none, he closed the floor.

Mr. Sullivan asked for a motion.

**MOTION:** Mr. Warren **MOVED** the Board accept the updated figures for the Growth Management ordinance, noting that the ordinance was still pertinent and that the Board would review the information each year. Mr. Morales seconded. The motion passed unanimously.

Mr. Sullivan closed this public hearing at 7:54 pm.

## **Board Business**

**Discussion with Brad Rice.** Mr. Rice lives at the end of Willow Street and has built a "sugar house" for the purpose of rendering maple syrup from sap harvested from trees on his property. Since the enterprise is agricultural, no permission is needed from the Planning Board, but the Chairman thought it would be interesting to the Board for Mr. Rice to come and explain what he was going to be doing. Mr. Rice explained how the process worked, and brought some supplies/equipment with him for his demonstration. He noted it normally takes 40 gallons of sap to make one gallon of syrup, depending on the amount of sugar in the sap. He brought pictures of his "sugar house", the rendering equipment, and how the lines were attached to the trees, and also showed samples of the different "grades" of syrup by color. It was a very interesting and informative presentation.

The Board thanked Mr. Rice for his presentation and wished him much success with his endeavor.

**Discussion with Doug Greenlaw.** Mr. Greenlaw came to the Board to discuss the possibility of opening up a coffee shop with a drive-thru window in the former Post Office/"Frills and Furbelows" brick building on Main Street. He operates "*Greenies Hot Dogs*" in Haverhill at the present time, but realized he was getting older and wanted a business that would not require he be outside in the heat and the cold. He thought the coffee shop would be a good fit for him and thought this location would be good..

Mr. Warren noted the location is in the Town Center District, which has a commercial overlay. Mr. Greenlaw had been in touch with the neighbors about their opinion, and they all seemed fine with the idea. He wanted to know if such an endeavor would be allowed, as he was not sure how the Town felt about drive-

thru windows. He brought coffee and donuts from *Heavenly Donuts* as samples of what he would sell. He would be producing nothing on-site; the donuts would be delivered to him each day at 5:30 am.

He knows there is a problem with the water and septic, and has contacted the owner of the property behind the building to see if he can lease a small parcel of property to enable him to upgrade the septic system and have a small parking lot. He also had plans to install a hitching post and gate so that persons riding at Mr. Cuneo's could ride their horses across Mr. Cuneo's land and come through the gate to the coffee shop. Mr. Greenlaw showed the Board a preliminary sketch of what the layout would be.

Mr. Pendell noted the septic had been replaced in 2003, but was undersized and would not support the type of use it would get from a coffee shop without upgrades. Mr. Warren stated that the property was in the Town Center District, so a drive-thru window would not be a problem. Mr. Morales suggested that Mr. Greenlaw get in touch with the DOT to see if a driveway around the building would be permitted, as it would generate exiting and entering traffic from the property. He also suggested that Mr. Greenlaw check with them about what the traffic flow was on Main Street. Heavenly Donuts might even have done some sort of study and could have some numbers for him.

The Board wished Mr. Greenlaw success and thought that the type of business he was proposing would refresh the area and be a good use for the building. They encouraged him to do his homework regarding the water and sewer before coming back to the Board for a Public Hearing.

Mr. Greenlaw thanked the Board for their time.

**Letter from Mr. Hinz.** Mr. Hinz had written a letter to the Board stating he had been disappointed that there had not been a citizen's committee set up on the day of the forum. Mr. Morales noted Mr. Hinz had not suggested that at the forum. Mr. Sullivan stated the Board was waiting for the report before they took any further action. Mr. Morales asked if Mrs. White could check with Mr. Castagna to see if they would have the report by the January meeting so they could review it. The Board was disappointed that the entire bill had been paid in full, as they had not received the product yet. Mrs. White noted the Selectmen's Office wanted to get the charge off their books for this year, and Mr. Sullivan had given them the go-ahead to pay it in full.

Mrs. White will confirm with Mr. Castagna when they would receive the report.

**Update on the Buffer Outreach Project.** Ms. LaBranche reported that the Pheasant Run property was a 6-7 acre parcel that included some wetlands and good vegetation.. The Conservation Commission would install a small sign and Ms. LaBranche would make up brochures with the photos she had taken. Mr. Quintal would be ordering signs for the wetlands, but for the present time they would leave the existing flags in place. Ms. LaBranche noted it would be a good idea to order the signs now, even if the intent was not to install them until the spring, as they could be purchased from the grant money.

Ms. LaBranche had been unsuccessful in generating any interest from the school so far, but would try one more time. She asked if the Board would like to have a statement of endorsement for the project in the newsletter, and noted that the Conservation Commission would be including their letter of support. The Board agreed that would be a good idea.

**Master Plan.** Mrs. White had noted while she was making a copy of the Master Plan for Mr. Gilligan that several chapters had not been updated in quite some time and asked the Board if they might want to look at those chapters and see if they were something they might want to work on updating for next year.

The Transportation, Natural Resources, and Communication Systems and Facilities chapters dated from 1995-1997. Ms. LaBranche reminded the Board that she was available to work on updating those chapters as the Planner from the RPC.

**Budget Meeting.** Mr. Pendell reminded everyone there would be a budget meeting at 6:30 on Monday, January 4 at the Selectmen's Office.

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

Mr. Sullivan wished everyone a Happy Holiday and closed the meeting at 9:00 pm.

Respectfully submitted,

*Barbara White*

Barbara A. White  
Recording Secretary

David Sullivan  
Chairman

Minutes approved January 21, 2010