



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

Case # 2023-08

STEVE MORRISON (Middleton Supply LLC)

1 MAIN STREET – EAST KINGSTON – NH – MBL# 09-07-01

After duly noticed public hearings, and pursuant to RSA 676:3, the East Kingston Planning Board, on October 19, 2023, by unanimous vote, **APPROVED WITH CONDITIONS** the site plan proposal of Steve Morrison (Middleton Supply LLC) to operate a grain/feed/hay/shavings wholesale and erosion control supply business utilizing the existing barn and a portion of land behind the barn at 1 Main Street, MBL# 09-07-01. As part of this approval the Board granted waivers from Site Plan Review Regulations Section VI.F (Post Construction Stormwater Management*), Section VI.J (Flood Hazard Areas), Section VI.L (Performance Bond), and Section VI.N (Fire Suppression Provisions as it relates to fire pond/cistern requirements).

The conditions set forth in this site plan approval are as follows and shall be completed and noted on the final plan prior to the signing and recording of the mylar:

1. A Fire Emergency Action Plan, as required under NH Fire Code Chapter 31, shall be submitted and approved by the Fire Chief.
2. An annual inspection of the business shall be conducted by the Fire Department for fire code compliance.
3. The set hours for tractor trailer deliveries shall be confined to 10:00am to 2:00pm so as not to impede daily rush hour traffic.
4. Only three (3) tractor trailer deliveries shall be permitted per week.
5. For traffic safety reasons, all tractor trailer units shall exit the business driveway turning left only onto Route 107 South towards Seabrook.
6. A Traffic Safety Plan depicting the truck traffic route in the event the business driveway is not accessible due to the parking of emergency personnel at the adjacent Fire Station shall be submitted and approved by the Police Chief.
7. The dimensions and location of the proposed business sign to be provided.
8. The clear detail of the pavement and gravel area to be shown on the plan.
9. Update the site plan to depict the plan scale of not less than 1" = 60' per East Kingston Site Plan Review Regulations Section IV.3. (Notation on plan not required.)
10. Payment of all professional review invoices to be deducted from escrow account with remaining funds released back to the applicant. (Notation on plan not required.)
11. Provide a final plan for recording at the Registry of Deeds. (Notation on plan not required.)
12. Submit payment for associated recording fees made payable to the Rockingham County Registry of Deeds. (Notation on plan not required.)
13. Any changes, or expansions to the scope, nature, or infrastructure of the business must be approved by the Planning Board.

Joshua Bath, Chair
East Kingston Planning Board

Date of Notice: October 20, 2023

*In lieu of the post construction stormwater management, the stormwater construction shall be inspected and approved by the Town Engineer prior to the operation of the business.

RSA 677:15 states: Any persons aggrieved by any decision of the planning board concerning a site plan or subdivision may present to the superior court a petition, duly verified, setting forth that such decision is illegal or unreasonable, in whole or in part, and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date upon which the board voted to approve or disapprove the application.