



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

William Caswell, Chairman
Tim Allen, Vice Chairman

January 21, 2022

Town of East Kingston
Board of Selectmen
24 Depot Road
East Kingston NH 03827

RE: Home Occupation (invisible) of Christopher Burke – 87 Depot Road (M/L 4-1-6)
Colonial Landscaping LLC – PO Box 1026 Exeter NH 03833

Dear Selectmen:

The Planning Board at its January 20, 2022 meeting recommended approval for the Home Occupation (invisible) application of Christopher Burke d/b/a Colonial Landscaping, LLC.

Mr. Burke indicated that his home business located in the house or structure accessory to the dwelling unit has five employees (two work on site) and the hours of operation are Monday through Friday from 7 AM to 4:30 PM. He stated that he will have no exterior display of the business and no sign. Not more than one commercial vehicle will be kept overnight unless shielded from sight. Mr. Burke advised the Board that he has other vehicles stored off-site in South Hampton that he will register with the Town of East Kingston. Mr. Burke advised the Board that he has a temporary landscaping project ongoing at his home and construction vehicles not associated with the business will be present off and on for the remainder of the year.

Mr. Burke confirmed that he has adequate off-street parking, is a resident of the premises.

The business will not emit smoke, dust, odor, noise, gas, fumes, lights or refuse matter or create hazardous traffic conditions. Use of the dwelling will not be more than 25% of the gross floor area. Mr. Burke will provide the Planning Board with a photograph of the rear of the premises prior to approval by the Selectmen. The building and home occupation will continue to meet all building and fire codes.

Respectfully submitted,
EAST KINGSTON PLANNING BOARD
By:

Date: January 21, 2022

William Caswell, Chairman



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

William Caswell, Chairman
Tim Allen, Vice Chairman

NOTICE OF DECISION
CONDITIONAL SUBDIVISION APPROVAL

OWNER(S): Pamela A. Ewald

APPLICANT/REPRESENTATIVE: Barry Geier, Jones & Beach

PROPERTY: Tax Map 14 Lot 3-7
5 North Road, East Kingston, NH

DATE: January 21, 2022

The East Kingston Planning Board at its January 20, 2022 public hearing approved the application for a subdivision shown on Subdivision Plan, Tax Map 14 – Lot 3-7 owned by Pamela A. Ewald located at _____ North Road NH Routes 107 & 108 Town of East Kingston County of Rockingham, State of New Hampshire and located in the Residential/Agricultural/Forestry Zoning District. The subdivision will divide the subject parcel into two lots including a lot with the existing single-family dwelling and improvements shown on said plan containing 2.15 acres and the remaining lands comprising 25.56 acres. This approval is subject to the following conditions which shall be fully executed before signature of the final revised subdivision plan.

1. The Applicant is listed Pamela A. Ewald. Jones & Beach Engineers are authorized to act on her behalf. Subdivision Regulations Section X.B5: The intent of this application is to subdivide 2.1 acres (including the house and garage) from the 27.7-acre lot identified as Tax Map 14 Lot 3-7. The applicant will contact the Town office to obtain the Tax Map Lot number for the proposed lot and add it to the plans.
2. Subdivision Regulations Section X.B4: Corner bounds for the proposed lot will be set and a Bound Certification obtained prior to Town Final Approval.
3. The proposed 2.15-acre lot will require State Subdivision Approval prior to the Town Final Approval.
4. Subdivision Regulations Section VII.F & XVI: The remaining land will have access to upland. A State DOT approved driveway access shall be shown on the plan.
5. The continuous upland area and soil type will be noted on the plan.
6. Wetlands: A stamp by a Wetlands Soil Scientist shall be added to the plans. Poorly drained and very poorly drained soils shall be identified on the plans.
7. Wetland setback dimensions shall be added to the plans.

8. Lot survey calculations for boundary have been checked and are acceptable. Test pit data and soil information on the remaining 25+ acres are not shown as provided on a previous application. Applicant will provide the test pit and soils data prior to approval.
9. Applicant will pay all application and review fees prior to the mylar being signed.

This conditional approval will expire within one year from the date of this approval if the conditions are not met. If an extension is required please submit request prior to expiration of this conditional approval.

East Kingston Planning Board

By:

Dated: January 21, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

William Caswell, Chairman
Tim Allen, Vice Chairman

NOTICE OF DECISION
CONDITIONAL LOT LINE ADJUSTMENT - SUBDIVISION APPROVAL

APPLICANT/PROPERTY OWNER(S): Daniel Bodwell and Joyce Bodwell

APPLICANT/REPRESENTATIVE: Peter Landry, Landry Surveying, LLC, 248 Mill Pond Road, Nottingham, NH 03290

PROPERTY: Tax Map 15 Lot 1-10, 7 Sanborn Road and Tax Map 15 Lot 1-8, 79 North Road

The East Kingston Planning Board at its March 17, 2022 public hearing approved the application for a Lot Line Adjustment submitted by Daniel Bodwell and Joyce Bodwell to: transfer 0.746 acres from Tax Map 15 Lot 1-10 located at 7 Sanborn Road owned by Daniel Bodwell to Tax Map 15 Lot 1-8 located at 79 North Road owned by Joyce M. Bodwell; and transfer 3.094 acres from Tax Map 15 Lot 1-8 owned by Joyce Bodwell to Tax Map 15 Lot 1-10 owned by Daniel Bodwell.

The Planning Board unanimously **APPROVED** the Bodwell Lot Line Adjustment subject to the following conditions which shall be fully executed before signature of the final revised Lot Line Adjustment plan and recording of this plan.

1. Correct on the final plan the adjoining property boundary for lands owned by Dennis & Karen Revocable Trust, Dennis & Karen Quintal, Trustees, identified as Map 9 Lot 7-10, and with the revisions reviewed and approved by the town engineer.
2. Waiver request for boundary monumentation modified from the required granite bounds to accommodate without interference the current agricultural operations on the property. A note of the waiver granted shall be added to the final plan.
3. Verification by the Building Inspector of the Certification of Monumentation form and location of lot boundary monumentation for the new property boundaries as shown on the final plan.
4. The applicant will pay all application fees, review fees and plan recording fees prior to signatures of the final plan and mylar for recording.

This conditional approval will expire within one year from the date of this approval if the conditions are not met. If an extension is necessary, please submit a request for extension of this approval prior to expiration of this conditional approval.

East Kingston Planning Board by:

William Caswell
Planning Board Chairman

Date: MARCH 29, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

2022-2023
Joshua Bath, Chairman
Tim Allen, Vice Chairman

LIGHT INDUSTRIAL PARK – 213 HAVERHILL ROAD
CHANGE IN TENANT APPROVAL
REVISED ON JULY 11, 2022*

At the April 21, 2022 meeting of the East Kingston Planning Board, the Board approved a Change in Tenant application for **M&M Trailer/Automotive LLC**. Ronald Mead of M&M Trailer/Automotive LLC represented the Change in Tenant application to occupy Unit **10C** of the Light Industrial Park located at 213 Haverhill Road. The following Conditions for occupancy were approved.

- Business activity will include the purchase and sale of cars and trucks, provide vehicle inspection services, and operate a part-time excavation business.
- The total number of auto vehicles stored on site at any one time will be limited to six (6) and for not more than 45 days. The owners tow truck, dump truck, excavator and backhoe will be stored on the LIP site.
- Unit **10C** will be kept free and clear of used parts and other types of refuse. Any parts and materials will be stored inside Unit **10C**.
- Chemicals will be stored properly on the site in approved containers or storage units.
- Vehicle inspection and light repair services will be conducted Monday-Friday from 9am-5pm and by appointment on Saturdays.
- There will be only one to two employees.
- An annual inspection shall be conducted by the Fire Department including but not limited to inspection of proper storage of chemicals in an approved container or containment area and fire suppression.

Signed by:

Joshua Bath
East Kingston Planning Board Chair

Date: July 11, 2022

*This approval has been updated to reflect a change in business location only. All other terms of condition remain. The business operations shall be conducted at 213 Haverhill Road, Unit 10C.

Copy to: EK Board of Selectmen, EK Fire Department, file



EAST KINGSTON PLANNING BOARD

Town of East Kingston • 24 Depot Road • East Kingston • NH • 03827
www.eknh.org/planning-board • 603-642-8406 ext 4

Joshua Bath, Chairman
Tim Allen, Vice Chair

May 20, 2022

From: Planning Board
To: East Kingston Board of Selectmen

Subject: Home Occupation proposal for **LAWN HOPPER LLC**

Reference: a) Zoning Ordinance Article XVI HOME OCCUPATIONS
b) Planning Board Minutes of May 19, 2022

Dear Selectmen:

In accordance with reference a), the Planning Board heard the home occupation application of **MEGAN CYR, 52 SOUTH ROAD, MBL# 13-02-05** for a home occupation for a **LAWN MOWING/MAINTENANCE BUSINESS**. The board recommends that the **MEGAN CYR/JESSE DOUMANINAN** home occupation permit application be approved as a **VISIBLE** home occupation, with an annual fee of **\$50**.

The following stipulations shall apply:

1. Hours of operation will be Monday-Friday 8:00am to 4:00pm.
2. The business would be limited to two employees.
3. No signage at this time. Applicant would need to apply for a sign permit should this change.
4. One commercial truck, one trailer, and mowing equipment that fits in the truck and trailer may be stored on site.
5. Lawn clippings to be disposed of offsite.
6. The storage of any fuels will be limited to gas cans/containers mounted to the truck/trailer.
7. All other standards listed under Article XVI, Paragraph C – Home Occupation Standards shall apply.
8. Any change in the nature of business or the scope shall be reviewed by the Planning Board for approval by the Board of Selectmen.
9. All outstanding or future fees and charges due the Town and administrative costs incurred by the Town will be fully discharged.

For the Planning Board,


Joshua Bath, Chair



EAST KINGSTON PLANNING BOARD

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Joshua Bath, Chairman
Tim Allen, Vice Chair

June 17, 2022

From: Planning Board
To: East Kingston Board of Selectmen

Subject: Home Occupation proposal for **DONAHUE AND SON INSULATION (PB CASE #2022-07)**

Reference: a) Zoning Ordinance Article XVI HOME OCCUPATIONS
b) Planning Board Minutes of June 16, 2022

Dear Selectmen:

The Planning Board heard the home occupation application of **SHAWN DONAHUE, 26 HAVERHILL ROAD, MBL# 09-02-04** to operate a **CONSTRUCTION/INSULATION BUSINESS** on the premises. The board recommends that the **SHAWN DONAHUE** home occupation permit application be approved as a **VISIBLE** home occupation, with an annual fee of **\$50**.

As determined at the public hearing, the following stipulations shall apply:

1. Hours of operation will be Monday-Saturday 6:00am to 6:00pm.
2. The business would be limited to four employees.
3. A 3'x3' sign is permitted.
4. Weekly deliveries of insulation product from a 26-foot box truck shall be permitted. Noting the business is located in a commercial zone and that the deliveries would be once a week; the board determined this activity was not contrary to the provisions of the ordinance as the property is dually zoned.
5. A portion of the proposed garage will be used for insulation materials; however, the bulk of insulation materials will be stored off site. That which is stored onsite will be stored inside and on pallets.
6. All other standards listed under Article XVI, Paragraph C – Home Occupation Standards shall apply.
7. Any change in the nature of business or the scope shall be reviewed by the Planning Board for approval by the Board of Selectmen.
8. All outstanding or future fees and charges due the Town and administrative costs incurred by the Town will be fully discharged.

For the Planning Board,

 Joshua Bath, Chair



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

MATTHEW DAVIS – 1 MAIN STREET – MBL# 9-7-1
CARL F. JOHNNEN TRUST AND TOWN OF EAST KINGSTON – 3 MAIN STREET – MBL# 9-7-3
EAST KINGSTON, NH 03827

On July 21, 2022, after a duly-noticed public hearing, and pursuant to RSA 676:4, the East Kingston Planning Board, by unanimous vote, APPROVED WITH CONDITIONS a lot line adjustment proposal of Matthew Davis and Johnnen Trust and Assigns that would remove and relocate boundary lines, which would, upon final execution of a transfer by property deed, convey 5.55 acres from MBL# 9-7-1, located at 1 Main Street, to MBL# 9-7-3, located at 3 Main Street.

Such conditions are as follows:

- Licensed Land Surveyor seal and signature be added to the final plan.
- Add a plan notation and note for the protective well radius easement on Lot 9-7-3 extending across the boundary of 9-7-1.
- Bounds be set and certification and inspection of monumentation be completed.
- Property owners be updated in the plan notes to reflect Matthew Davis and Carl F. Johnnen Trust and the Town of East Kingston.
- Receipt of the Board of Selectmen's decision to approve the conveyance and purchase of 5.55 acres from Matthew Davis.
- Approval of a waiver from Subdivision Regulations Section VII.A regarding lot width not less than 125 feet be added as a note on the plan.
- East Kingston Volunteer Fireman's Association and Town of East Kingston ownership detail be added to the plan.

Note: The approval of this lot line adjustment by the Planning Board constitutes recognition that the lot configurations, as proposed, are in conformance with local land use regulations or are otherwise accepted with non-conformances. The owners of the respective lots must transfer the acreage from the lot line adjustment by deed. The documents reflecting the conveyance would then be recorded at the Rockingham Registry of Deeds, along with the plan approved by the Planning Board.

RSA 677:15 states: Any persons aggrieved by any decision of the planning board concerning a plat 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.

Joshua Bath, Chair
East Kingston Planning Board

Date of Notice: July 25, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

Joshua Bath, Chairman
Tim Allen, Vice Chairman

**LIGHT INDUSTRIAL PARK – 213 HAVERHILL ROAD
CHANGE IN TENANT APPROVAL**

At their July 21, 2022 meeting, the East Kingston Planning Board GRANTED CONDITIONAL APPROVAL for a Change in Tenant application for **Perusse Rigging and Transport** (owner Michael Perusse) to occupy Building #2 in the Light Industrial Park located at 213 Haverhill Road.

Condition of approval:

- Prior to moving into building #2, the Fire Department will conduct an inspection of the building to ensure it is in compliance with current fire codes. To that end, the tenant and the property owner shall work together to address fire code non-compliance issues recently documented by the Fire Department on the site both outside and within buildings. The Fire Department shall notify the tenant, the property owner, the Planning Board, and the Board of Selectmen of the compliance issues as well as when those issues are satisfactorily resolved.

Conditions of the business operations:

- Business activity will include the storage of equipment inside the building (i.e., forklifts, CNC machines, plastic machines, and miscellaneous equipment associated with transport services), with only the storage of two commercial trucks and trailers outside of the building.
- Hours of operation shall be 6am to 6pm, Monday through Saturday.
- There may be up to four employees.
- No hazardous substances will be stored at the site other than the necessary LP gas tanks utilized by the forklifts.
- Parking shall be in front of the building and across from the parking area to ensure the roadway is clear at all times.
- An annual inspection shall be conducted by the Fire Department to ensure ongoing compliance of fire suppression and other codes.

Signed by:

Joshua Bath
East Kingston Planning Board Chair

Date: July 25, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

Case # 2022-03
SUSANNA AND DAVIS FARMER
97 GILES ROAD
MBL# 06-01-42

On August 18, 2022, after duly noticed public hearings, and pursuant to RSA 676:3, the East Kingston Planning Board, by unanimous vote, APPROVED WITH CONDITIONS the two-lot subdivision proposal of Susanna and Davis Farmer which would result in the creation of a new lot comprised of 3.10 acres and reducing the original lot to 3.24 acres. The applicants were granted variances by the East Kingston Zoning Board in 2021 thereby waiving the requirement for the new driveway to be located within the 40-foot road frontage area (Article IX.B.7), waiving the required 240 feet of road frontage for a backlot subdivision (Article IX.B.2), and waiving the requirement for the remaining original lot to have less than 200 feet of road frontage (Article IX.B.4).

The conditions set forth in this subdivision approval are as follows and shall be completed prior to the signing of the mylar:

- Soil Scientist seal and signature be added to sheet two of the final plan.
- Easement language be submitted and approved by the town that will 1) grant access to the shared driveway to both Lot A and Lot B and 2) grant access to the utilities located on Lot B to benefit Lot A.
- Bounds be set, certification of monumentation submitted and inspection of monumentation be completed by a town representative.
- Provide a copy of State Subdivision Approval eSA2021120301.
- Payment of all professional review invoices.
- Provide a final plan for recording at the Registry of Deeds.
- Submit recording fees made payable to the Rockingham County Registry of Deeds (both mylar recording fee and LCHIP fee).

RSA 677:15 states: Any persons aggrieved by any decision of the planning board concerning a plat 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.

Joshua Bath, Chair
East Kingston Planning Board

Date of Notice: August 19, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

Case # 2022-10
KEITH REYNOLDS
K&B LAWN MAINTENCE & SNOW REMOVAL
6 Sullivan Drive
MBL# 11-02-38

On October 20, 2022, the East Kingston Planning Board held a duly-noticed public hearing on the home occupation application of **KEITH REYNOLDS** who proposes to operate a **LANDSCAPE/AGRICULTURAL BUSINESS OFFICE** from his residence. Having concluded all the home occupation criteria, as provided in East Kingston Zoning Ordinance Article XVI and as recorded in the finding of fact, have been met, the board voted to **RECOMMEND** the Board of Selectmen approve this home occupation.

As determined at the public hearing, the following stipulations shall apply upon final approval of the Board of Selectmen:

1. The operations at the premises shall be for the business office only with no foot traffic from the public, customers, or delivery vehicles.
2. Landscaping equipment consisting of two trucks and two trailers weighing not more than 14,000 GVWR each may be stored on site. No other storage is proposed.
3. Hours of operation will be Monday-Friday 7:00am to 3:00pm.
4. The business shall be limited to no more than two nonresident employees (currently three employees – 2 nonresident and 1 resident not including the business owner).
5. No signage is proposed.
6. All other standards listed under Article XVI, Paragraph C – Home Occupation Standards shall apply.
7. Any change in the nature or scope of business shall be reviewed by the Planning Board for approval by the Board of Selectmen.
8. All outstanding or future fees and charges due the Town and administrative costs incurred by the Town will be fully discharged.

Joshua Bath, Chair
East Kingston Planning Board

Date of Notice: October 21, 2022



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

Joshua Bath, Chair
Tim Allen, Vice Chair

**LIGHT INDUSTRIAL PARK – 213 HAVERHILL ROAD
CHANGE IN TENANT APPROVAL
NOTICE OF DECISION**

At their November 17, 2022 meeting, the East Kingston Planning Board GRANTED CONDITIONAL APPROVAL for a Change in Tenant application for **Todisco Services, Inc.** (owner Pasquale Todisco III) to operate a storage warehouse in Building #1 in the Light Industrial Park located at 213 Haverhill Road.

Conditions of the business operations:

- Business activity will include the storage of materials including but not limited to vehicles, construction equipment, and other non-contraband or non-hazardous materials associated with the federally seized operations of the U.S. Marshals Service, the U.S. Federal Bureau of Investigation, and U.S. Department of Homeland Security. No materials regulated by the U.S. Bureau of Alcohol, Tobacco and Firearms and U.S. Department of Justice Drug Enforcement Agency will be stored on the site.
- All materials on the site shall be stored inside the building.
- Hours of operation for the single employee shall be 8am to 5pm, Monday through Friday with no hours open to the public.
- The nonbusiness-related storage of a boat, as noted by Todisco Services Inc. representative Ben Loizides, shall be removed from the premises within 30 days of the date of this notice of decision.
- An annual inspection shall be conducted by the Fire Department to ensure ongoing compliance of fire suppression and other codes and to correct any deficiencies in fire protection facilities and equipment previously reported to the Planning Board by the East Kingston Fire Department

Signed by:

Joshua Bath
East Kingston Planning Board Chair

Date: November 21, 2022