

**Kingston Planning Board
Public Hearing
January 17, 2017**

The Chairman called the hearing to order at 6:50 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Glenn Coppelman, Chair
Adam Pope, Vice Chair
Chris Bashaw
Mark Heitz, BOS rep.

Peter Coffin
Carol Croteau
Peter Bakie
Ernie Landry (Alternate)

Members absent: Rich St. Hilaire, alternate

Also in Attendance: Glenn Greenwood, Circuit Rider Planner; Board Alternate/Admin. Asst.; Virginia Morse, HDC Chair; Stan Shalett, HDC member.

Mr. Coppelman called the meeting to order at 6:45, introducing the Board and announcing that the meeting would be televised this evening; he clarified that there was a full Board and while Mr. Landry would be a participating member he would not be a voting member for this hearing.

**All American Assisted Living
4 East Way
Tax Map R34 Lot 71B**

Mr. Coppelman explained that this was a continuation of a hearing from November 29, 2016; since some significant items hadn't been completed yet, the applicant had requested a continuance to the next hearing. He explained to the people in the audience that this would be their notification of the next hearing.

MM&S to continue this hearing to February 21, 2017 at 6:45 PM. (Motion by Mr. Pope, second by Mr. Coffin) **PUNA**

Warrant Articles Public Hearing

Mr. Coppelman stated that this hearing was to address changes made at the last hearing.

Definitions: Mr. Coppelman noted that for "definitions" the only changes were to Bed and Breakfast and Inns; he read the proposed changes. There were no questions from the Board.

Public Comment: Ms. Merrill questioned the Bed and Breakfast definition of being occupied by the owner; she wondered if that would be a problem if someone was ill and in the hospital or on vacation making it non-compliant; she asked the Board their understanding of this requirement. Mr. Coppelman said that the point was that the bed and breakfast should be their primary

residence and if absent for some reason such as illness or vacation, it would still be acceptable. Mr. Coffin stated that if removing the “occupied” requirement, the language would need to be changed to say “primary residence”. Ms. Faulconer reminded the Board that any changes would have to wait until next year. Mr. Bashaw said he wouldn’t want a loophole of someone living there for 181 days and then leaving for 6 months, but a vacation isn’t an issue. The Board agreed by consensus; there was no dissension from Mr. Coppelman’s comments and Mr. Bashaw’s follow-up. There was no further discussion on this article.

MM&S to put this article (Definitions) forward as presented tonight to warrant. (Motion by Mr. Pope, second by Mr. Coffin) **PUNA**

Accessory Dwelling Units: Mr. Coffin suggested that there were some possible language updates to look at for next year in 206.4(A)9(b) and (4). Mr. Pope suggested an editorial amendment by adding a semi-colon and the word “it” after “structure”. Mr. Greenwood agreed that this was simply editorial. The Board agreed to the change.

MM&S to move the ADU article forward to the warrant as presented and amended tonight with the editorial change. (Motion by Mr. Coffin, second by Mr. Pope) **PUNA**

Ms. Morse asked when the Board would begin reviewing the language for the site plan regarding Bed and Breakfasts and Inns. Mr. Coppelman answered that it would begin at the next meeting on Feb. 7th.

The Board reviewed the warrant and proposed language. Mr. Bashaw asked the ability of the Board to put the tally vote on the ballot. Mr. Coffin said he would like to see that on the ballot, too. Ms. Faulconer said the Planning Board did not have the ability to add that, it had to be done by the Selectmen or through a Town Meeting vote. Ms. Croteau asked about writing a letter to the editor regarding the warrants. Mr. Coppelman, Mr. Pope and Mr. Greenwood answered that it is done almost yearly. Mr. Coppelman will write a letter to the editor for the Board to review on Feb. 7th. Mr. Pope suggested including the effects of the Citizen’s Petition on a separate letter. Mr. Greenwood explained that editorial language cannot be added to the initial question on the ballot. The warrant as proposed was accepted by the Board.

Board Business

Correspondence:

- Retail Vehicle Dealer license request received: the State is requesting confirmation of multiple businesses and/or units on the site; by consensus of the Board, the applicant will be invited to speak to the Board.
- Compliance/Enforcement request regarding signage on fencing was sent to the BOS
- Wetland Permit application for Coopers Grove Road – milfoil removal; no action required by the PB
- RPC solicitation for 10 year plan projects; Mr. Coppelman says he and Mr. Coffin speak on the Town’s behalf to keep the Rte. 125 project on the plan; the Board requested sending a copy to the Police Chief for any input he may have; the Road Agent and BOS have received copies.

- Bond Balance list reviewed
- Impact Fee list reviewed
- Review of past enforcement request – Signage on Rte. 125 – Ms. Faulconer will follow-up and report back to the Board.

MM&S to accept the Dec. 13, 2016 minutes as written and presented. (Motion by Mr. Coffin, second by Ms. Croteau) **Motion carries 4-0-3** with Mr. Bashaw, Mr. Heitz and Mr. Pope abstaining.

Motion to go into non-public session to discuss a legal matter. (Motion by Mr. Pope, second by Mr. Coffin)

Roll Call Vote:

Ms. Croteau: yes

Mr. Coffin: yes

Mr. Pope: yes

Mr. Heitz: yes

Mr. Coppelman: yes

Mr. Bashaw: yes

Mr. Bakie: yes

Motion to come out of non-public session. (Motion by Mr. Pope, second by Mr. Coffin)

Roll Call Vote:

Ms. Croteau: yes

Mr. Coffin: yes

Mr. Pope: yes

Mr. Heitz: yes

Mr. Coppelman: yes

Mr. Bashaw: yes

Mr. Bakie: yes

During non-public session, the Board discussed an upcoming court case and which attorney would be best suited to represent the Planning Board for this particular court case. The Board consensus was to refer the case to Attorney Kalman.

MM&S to adjourn at 8:00 PM. (Motion by Mr. Pope, second by Mr. Bashaw) **PUNA**