

**Kingston Planning Board
Public Hearing
January 19, 2011**

The Chairman called the hearing to order at 6:30 PM. There were no changes to the legality of the hearing.

Members in attendance:

Richard Wilson, Chairman	Glenn Coppelman
Jay Alberts, Vice Chairman	Richard St. Hilaire, Alternate
Chuck Hart, Selectmen's Representative	

Members Absent: Ernie Landry, Dan Mastroianni, Adam Pope (alternate), Marilyn Bartlett (alternate).

Also in Attendance: Glenn Greenwood, Circuit Rider Planner; Ellen Faulconer, Administrative Assistant.

Mr. Wilson confirmed that Mr. St. Hilaire would be a voting member during this evening's meeting.

Mr. Wilson noted that, due to inclement weather, the public hearing scheduled for January 18, 2011 was postponed by telephone vote of the Board. He explained that the hearing for the warrant articles was rescheduled to this evening; the hearings for the two applications, Millbrook RV Park and the First Congregational Church, were rescheduled for February 1st. The Board was contacted and polled; Mr. Wilson stated that those contacted, Mr. Coppelman, Mr. Alberts, Mr. Pope, Mr. Hart, Mr. St. Hilaire and Mr. Landry and he were all in favor of postponing the hearing; Mr. Mastroianni was unable to be reached by phone.

Small Wind Energy Systems Ordinance

The Board reviewed the Wind Energy (Windmill) Ordinance as presented in the draft warrant.

MM&S to bring the Small Wind Energy Systems Ordinance forward for the ballot and Town Meeting as presented. (Motion by Mr. Coppelman, second by Mr. St. Hilaire) **PUNA**

Split-Zoned Lots Ordinance

The Board reviewed the Split-zoned lots language as presented in the draft warrant. Mr. Greenwood informed the Board that maps were done for Town Meeting that reflect the changes for the public's information.

MM&S to move the Split-Zoning warrant forward to the ballot and Town Meeting. (Motion by Mr. Coppelman, second by Mr. St. Hilaire)

Discussion: The Board discussed the lots listed in the HDC as they were not really changes, just a clarification to eliminate future confusion. The Board discussed the possibility of a letter explaining the clarification.

Vote on the Motion: PUNA

MM&S to authorize the Board's Chair to write a letter explaining the split-zoning ballot question. (Motion by Mr. Coppelman, Second by Mr. St. Hilaire) **PUNA**

Mr. Wilson stated that he would bring the letter back to the Board for their review.

Correspondence

- Purchase Order signed for copier maintenance
- Request for Auto Inspection Plates for David and Kelly Rouleau, tax map R5-21 was approved by the Board, initialed by Mr. Wilson; signed by Selectman Hart.
- Census Report
- Shoreland Permit from State for Crepeau, 4 2nd St., tax map U4-25; Ms. Faulconer stated that she had given a copy to the Building Inspector.

ACTION ITEM: Ms. Faulconer to follow-up with the Building Inspector on the Shoreland Permit for U4-25.

- Question was raised, from the BOS office, regarding one property on East Way that was left as RR instead of HDC like the rest of the properties on that street. The Board stated that this had originally been RR and the Board had only clarified within that zone, not change any of the existing zoning. The Board did question as to whether this should be changed for consistency in the neighborhood for the future.

ACTION ITEM: The Board will review the tax maps, after Town Meeting/Election, for any omissions/changes.

Ash Road Warrant Article

Mr. St. Hilaire discussed the citizen's petition to accept Ash Road. He asked if the Planning Board could write a letter of opposition; it was suggested that a joint letter from the Planning Board and Board of Selectmen might be appropriate. This was agreed by Board consensus; no objections.

ACTION ITEM: Mr. Greenwood and Ms. Faulconer to compose a letter regarding the Ash Drive issue and give to the Board of Selectmen for their review, for submission to the newspaper.

Debra Smith/Exeter Road

Mr. Coppelman asked what the status was for the enforcement request for the property/garage owned by Debra Smith on Exeter Road. Ms. Faulconer confirmed that a letter had been sent by the BOS.

ACTION ITEM: Ms. Faulconer will check with the Inspectors and Board of Selectmen regarding any follow-up on the Smith garage/property on Exeter Road.

The petitioned warrant articles for the Water District and funding for cable was discussed; Board members will try to speak on the articles at the Deliberative Session.

MM&S to adjourn at 7:00 PM. (Motion by Mr. St. Hilaire, second by Mr. Coppelman)

PUNA