

Minutes

Special Meeting to discuss the revised plan set for 266 Route 125:

Kingston Conservation Commission

1/24/2021

Meeting called to order at 10:40 am via Zoom.

Note: Evy Nathan, Conservation Commission Chair, has been temporarily suspended by the Board of Selectmen for attempting to call this meeting without providing proper public notice. As her reinstatement is pending consideration by the Select Board, Ms. Nathan is listed below as a guest.

Present: Marghi Bean, Linda Foss, Shaw Tilton, Bob Smith, Elizabeth Mello, Donald Briggs (Select Board ex officio)

Guests: Karl Dubay – The Dubay Group, Luke Hurley – Gove Environmental Services, Evy Nathan, Jeff Sluder

Excused Absence: Greg Senko, Geof Harris, Melissa Butler

Shoreland buffer incursions:

Marghi pointed out that the revised plans still include incursions into the 300' Kingston shoreland buffer zone. Mr. Dubay said that the revised plans had significantly reduced the previous shoreland buffer incursions by reducing the size of the building to 785,000 sf and eliminating parking in front of the building. The water tower building is now located outside the shoreland buffer zone and the septic systems have been split up and distributed throughout the site.

Snow storage:

Marghi asked if there was a planned future use for Lot D which borders Route 125. Mr. Dubay said that snow storage will be relocated from the shoreland buffer zone to this lot. He added that the owner will obtain UNH Green SnowPro management certification.

Property on north side of Little River:

Evy Nathan, citing 2018 emails, pointed out that the property on the north bank of the Little River had previously been designated as a conservation easement, but was not any longer, since another mitigation piece was chosen. That would raise concerns about this area being developed at some future date. Mr. Dubay agreed that something might be done by way of development in that area and agreed to adding a restriction for any future development there as a stipulation in the next revision.

Setbacks on south side of lot:

Marghi asked about the differing setbacks for abutters on the south side of the lot. Mr. Dubay explained that town zoning requires the setback for the residential lot to be 50', but only 20' in the commercial zone.

Soundproof fencing and wildlife corridors:

Marghi asked if the fence could be constructed with a larger gap at the bottom to accommodate wildlife. Mr. Dubay said that a larger gap would compromise the ability to limit noise. He pointed out that the fence has been shortened so that it only prevents wildlife from entering the parking area. Evy thought it would be better for turtles and other wildlife to be shunted around the fence toward the river, rather than be able to crawl under the fence onto the trucking parking lot.

Trees and plantings:

Marghi asked if any large trees would be left standing to provide diversity of habitat. Mr. Dubay said that trees will be removed from the southeast corner of the lot so that it can be re-graded for drainage. He said the landscape plan included a variety of trees and shrubs, including some slow growth shade trees, and welcomed input from the CC and PPNH regarding plantings.

Surface oil deposits:

Jeff Sluder asked what would be done to mitigate potential oil spills in the parking area and associated chemical treatments. Mr. Dubay said that the plans included an under-pavement system for capturing and treating oil spills, as well as appropriate retention and detention ponds. He said this had been exhaustively reviewed by the town engineer.

Green design/solar energy:

Shaw Tilton asked if the proposed building would include green design elements and solar panels. Mr. Dubay said that the NDA with his client prohibited him from answering in specific detail whether they would be employing LEED-certified practices.

Noise/lighting:

Shaw Tilton asked if the proposed 24-hour operation would conflict with Kingston's noise and light ordinances. Mr. Dubay replied that the building design included compliant lighting. Chief Briggs said that the police department would be adding a code enforcement officer in the coming year, who would be in charge of enforcing violations.

Utility easement:

Bob Smith asked if the proposed utility easement on sheet 37 was for above ground or underground utilities. Mr. Dubay said that easement was no longer needed and would be removed from the plans, thanking Mr. Smith for the "good catch".

Meeting was adjourned at 12:05 pm

Respectfully submitted,

Linda Foss, Secretary