

Kingston Historic District Commission
June 12, 2016
Public Hearing

Members present:

Virginia Morse, Chair
Stacy Smoyer
Stanley Shalett

Glenn Coppelman, PB rep.
Susan Prescott

Board Members Absent: Charlotte Boutin, George Korn, BOS rep.

Ms. Morse called the meeting to order at 7:10 PM.

Board Business

MM&S to accept the minutes of the HDC June meeting as amended: Correct minutes to remove Susan Prescott and George Korn as absent as showing in both locations. (Motion by Ms. Prescott, second by Mr. Coppelman) **PUNA**

Planning Board update: Mr. Coppelman said that there wasn't anything currently before the Board pertinent to the HDC. They are getting started on the CIP for the next year; letters will go out at the end of the month; meetings will begin late summer/early fall.

Ms. Morse said that the request for the first budget submission has been received and suggested Board members think about any particulars and ideas for the budget; Ms. Morse noted that Glenn Greenwood had suggested adding to the wording on the signs that say Historic District to note "home of Josiah Bartlett"; she thought it was a great idea; Mr. Coppelman agreed. Ms. Morse said that this might become a budget item.

Senior Housing Development
All-American Assisted Living
Main Street and Rte. 125
Tax Map R34 Lot 71 B

Ms. Morse read the notice for the proposed 58 unit assisted-living facility. She opened it up to Robert Baskerville from Bedford Design Consultants; there were plans on each side of the table for the Commission. Stephen Humphrey, the project architect, was introduced. Mr. Baskerville reviewed the project and the changes from the last time they were before the Commission. Ms. Morse noted that at this time, Commission member, Stan Shalett recused himself as he was an abutter.

Mr. Baskerville said the proposal is a 58 unit, 112 bed facility; the majority of the units have a shared living space. He described the plan as presented. He noted that there is no

wetland impact; they will discuss the need for parking with the Planning Board as they think the requirements are more than necessary. They are proposing 70 paved spaces with 40 more spaces to be built so people can park on the grass for special events overflow parking. They will work with the Planning Board. They would like a letter from the Commission saying that the use is not allowed so it can't be acted on but also hoping for a recommendation. Mr. Baskerville noted the amount of open space kept; there is not a lot of traffic volume being generated; a study on emergency services is being done; this building is similar to one that just opened in Londonderry; a traffic study is also being done. Mr. Baskerville said the site will be prepared with very little cutting, very little fill that will look very open with green open space but nothing formal; the building will be set way back from the road. He pointed out the main sign being proposed and a small directional sign.

Mr. Humphrey reviewed the interior of the building; 58 units in 58,000 sq. ft; two-stories divided into two sections that include a memory-care wing with 13 units. He described the entryway and areas within the building and outside space and the area specific to the memory-care wing. There are four stairways and one elevator in the center of the lobby; the second floor is all assisted-living apartments with a few service rooms. He reviewed the exterior of the building: hip roof, standard white trim, asphalt shingled roof, porch with covered walkway, trellis in the back to help break up the scale. He continued that in Kingston they are proposing to not use vinyl siding; they would like to use Hardey siding, a cement siding so it is non-combustible. He described the siding and showed what the building would look like.

Mr. Baskerville said there was a proposed pathway and gazebo among the trees. All the mechanicals will be out behind the building including trash receptacles; amenities out front and working parts out back where they won't be seen by the public.

Ms. Morse asked if the delivery trucks use the main drive and go around the back to confirm that there was no back entrance. Mr. Baskerville said there were no plans for a back entrance or to go to East Way; there was no plan to cut the trees in that section at all. Mr. Baskerville pointed out amenities to be located in the front of the building. Mr. Coppelman asked about the HVAC units that look to be under the windows and asked if there was any way to do it differently so it didn't have a "motel" set-up appearance. Mr. Humphrey said they tried to incorporate it into the architecture as part of the window pattern; they are flush with the building and don't stick out. Ms. Prescott asked for a drawing with the perspective of looking at the building from the driveway. He said they hadn't done it yet but could get it done during the process of review; the final plans aren't done yet although the base work has been done. Ms. Morse said the Commission would be interested in what the building looks like from Main Street; multiple perspectives will be good to have when they come back with the details. Mr. Coppelman said that it wasn't pertinent to get into too many details pending zoning approval but was curious, as facing 125 with the primary sign there as well, if there is already an opening or access on the site or were they creating one. Mr. Baskerville said there was no intent to touch any of the trees on the State land but thinks that the building will be visible through the tall pines; this isn't like a Walgreens needing visibility.

Ms. Morse opened the hearing for public comment/questions. James Ahern, 3 Third Street, stated that he was at the last hearing with a question to verify that there is no intent to use East Way as he is related to people living on that road. Scott Ouellette, 189 Main Street, said that overall he was in favor of the proposal as it was a good compromise between residential surroundings and commercial use of the property; he has a short list that he will ask the Board to consider in their review: the look of the building needs to be considered, he added that the best one they had on their site was the one in Warwick, Rhode Island which matched the proposal brought in to this meeting; he said this was on the right track. He continued with asking to be conscious that it is in the Historic District and there may be more architectural touches that might be more appropriate and utilize some of the touches seen on the grand hotels; he suggested a porch on the side of Main Street. He would like to have the Board review lighting and signage and should be historically appropriate with historic materials. Mr. Baskerville said it will be externally lit; Mr. Ouellette noted the need for “dark-sky” compliance. Mr. Ouellette noted that while good to have deliveries, etc. in back that area does abut residential properties and it would be good to have appropriate buffering treatment to keep the noise and visual issues down; he agrees with the parking with less is more; he suggested some taller plantings to provide shade for people. Mr. Ouellette said that sometimes a second entrance might be required off of East Way for emergency services adding that if that was the case they would want to incorporate sooner in the review process to address appropriate landscaping in that area. Mr. Ouellette talked about issues raised by Envision Kingston and suggested the possibility of moving the building closer to the entrance; there was discussion about connectivity and suggested adding a sidewalk heading toward the schools to add to those proposed; he said the letter to the HDC should be worded carefully specifying that they need to come back to the HDC if relief is given by the ZBA. Mr. Coppelman said the review will be much more substantial when they come back if relief is given. Mr. Baskerville said they were all good ideas. Stanley Shalett, 3 East Way, wondered if the project fit into the Town’s historic character and suggested a smaller facility and questioned water capability for the project and the area residents; he noted wetland considerations, traffic and parking concerns; he suggested remodeling something old, such as the seminary, rather than constructing a new building. He discussed the possibilities with the seminary property. James Ahern spoke again due to the East Way alternate emergency entrance; he asked if it would be a locked entrance so it won’t be used as a short-cut. Ms. Morse said that previous proposals involved a small strip of land owned by the Town near Rte. 125 and not from East Way which would impact a wetlands crossing. Mr. Shalett followed up on that concern noting a Class VI road that could be utilized. Ms. Morse said that these details will be reviewed by the Planning Board but good to think about as the plans develop.

Ms. Morse reminded the applicant that design guidelines for items such as setbacks, heights, elevations are within the Historic District regulations that can be found on-line; they are quite specific with examples; they might want to review the features as it wouldn’t change the functioning of the building but would give them design considerations of the historic buildings in Kingston.

Mr. Coppelman reviewed the permitted uses in the zone noting that this proposal is not a permitted use that does not allow the Commission to act favorably on the application; as an ordinance, it would require a variance from the ZBA. Mr. Coppelman thought that giving any type of indication for approval prior to coming to the Board for the formal submittal of the specifics would be premature. Mr. Coppelman said the ZBA would have the minutes to see that there were no negative comments from the Board adding that the Chair of the Commission can attend the ZBA hearing to answer any questions the ZBA might have.

MM&S to deny the application, without prejudice, due to the fact that the use proposed for an assisted-living facility is not a permitted use under Article 102.5 A (Permitted Uses in HDI). (Motion by Mr. Coppelman, second by Ms. Prescott)
PUNA

Ms. Morse explained that she would get this information to the ZBA as soon as possible with a copy to the applicant care of Bedford Designs. Mr. Coppelman re-iterated the process from this point: go to the ZBA for use variance; if granted, they would need to re-apply to the HDC for a more thorough vetting of the application; then to the Planning Board. Discussion occurred regarding guidance from other departments. Mr. Coppelman said that the next hearing would require another notification to the abutters and in the newspaper.

This portion of the hearing closed at 8:05.

There was a brief break at this time.

Board Business, continued:

<Board note: Mr. Shalett rejoined the Board at this time.>

Arthur and Sharon LeFave
167 Main Street
“Country Store”

Ms. Morse explained that there was an application for a Certificate of Approval for a new tenant at the Country Store. She read the letter submitted for the application which included an initial picture of the sign they would like to have on the store; store hours 10 AM to 7 PM up to 7 days per week, 5 – 8 customers per day, one employee. Ken Sweet was introduced as partner/owner of the Country Store. Mr. LeFave reviewed his sign proposal which would only have the name of the store, Up in Vapor; it would not include a phone number; it would be green with white letters to go along with the existing signage in the area; it is 2 feet by 5 feet. Ms. Morse said this was in keeping with the Historic District proportions. Mr. LeFave added that this would be the only signage; there will be no lighting on the sign; the materials for the sign will either be plywood or vinyl with vinyl lettering but probably vinyl with vinyl; a flexible vinyl sheet on a plywood base. Mr. Sweet said they were flexible on this and will do what is done at the

Kingston House of Pizza and happy to make the sign the way theirs was done to meet the historical requirement. Mr. Coppelman said it wasn't necessary to replicate the signs across the street but the signs are consistent on those buildings. Mr. LeFave said they would continue that same look. Ms. Morse said that it is the first small space after the large "store" part of the building. Mr. Sweet distributed bigger plans for the Commission's review. Prior uses of the building were reviewed. Ms. Morse said that the HDC was very eager to see the spaces filled. Mr. Shalett spoke about the slat stairs and asked if there was any way to put in a handicap ramp. Mr. Sweet agreed that the stairs are difficult and they may be pursuing that for the future but it would have to go around the other side of the building facing the Nichols building. Mr. Shalett added that parking was tough for the building. He reviewed handicap accessibility issues and compliance in regards to the limitations of the existing building, site and financial limitations. Mr. Sweet said there would be no exterior changes at this time but added that they are getting quotes to clean up the front and will return to the HDC when then comes about. Mr. Coppelman asked Mr. Sweet if they would keep the signs uniform for future tenants. Mr. Sweet said, if needed, the sign could be changed later to make them consistent on the site. Ms. Morse suggested that as the site gets filled, a uniform sign design would be appealing. There was continued sign discussion regarding possible future use. Mr. LeFave confirmed the font as presented, without the phone number as shown; "Up in Vapor Vape Shop" is the text on the sign. Ms. Prescott confirmed that that it was just the sign and use being reviewed. Ms. Morse agreed it was both and it was an acceptable use; Mr. Coppelman agreed. Mr. Coppelman said that a Certificate of Occupancy was required from the Building Inspector. Mr. Sweet said he needed to visit the Planning Board as well.

MM&S to approve the sign for 167 Main Street; green and white, 2 foot by 5 foot, with lettering as proposed by example provided for Up in Vapor Vape Shop. (Motion by Ms. Prescott, second by Mr. Coppelman) **Motion carries 4-0-1** with Mr. Shalett abstaining.

Ms. Morse will send the certificate of approval to the company owners; the fees were provided.

Ms. Morse said that there was no new business. She wrote a letter to the Selectmen regarding the former "Saunders" property; Ms. Smoyer reviewed the history of the house she came across during research. The Commission agreed to wait until next month for a reply of some kind since the BOS rep. was unavailable for this meeting.

Mr. Shalett asked about the stairs on the front of the Town Hall. Mr. Coppelman said it is on the agenda to be repaired.

MM&S to adjourn at 8:35 PM. (Motion by Mr. Coppelman, second by Ms. Prescott)
PUNA