

**Kingston Planning Board
Public Meeting
August 2, 2011**

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

Members in attendance:

Richard Wilson, Chairman	Mark Heitz, BOS rep., joined the meeting in progress
Glenn Coppelman, Vice Chair	Jay Alberts, joined the meeting in progress
Ernie Landry	Adam Pope, joined the meeting in progress
Richard St. Hilaire, alternate, joined the meeting in progress	

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

Ms. Faulconer, Alternate Board member, will be a voting member to establish a quorum until a fourth Board member arrives.

Board Business

Correspondence:

- Letter for Mr. Mastroianni signed by the Chairman
- Letter received by Mr. Greer re: activity on 4 Granite Road.

ACTION ITEM: Mr. Greenwood, while in Brentwood, will review the Dredge and Fill permit referenced in Mr. Greer's letter; he will contact Mr. Greer about whether the activity is continuing on the site and how much more material is being removed. Mr. Greenwood will then report back to the Board.

- Compliance/Enforcement for non-compliant signage on Rte. 125/New Boston Road signed by Chairman to be forwarded to the Board of Selectmen; by Board consensus. Sign on property is advertising for property at 45 Rte. 125.
- Board received announcement of RPC TBG program.

Mr. Greenwood announced that the maps done through the last TBG are complete and he will bring to the Board.

<Board note: Mr. Heitz arrived at this time; Ms. Faulconer stepped down as a voting member.>

ACTION ITEM: Ms. Faulconer to send TBG announcement to Board members via email for Board members to come with ideas to the next meeting.

- Email received from Jeff Gleason regarding possible re-zoning for YMCA/Camp Lincoln area.
- Ad received for the Board's information re: Reynolds.

Committee Updates:

Mr. Coppelman reviewed the last HDC meeting; he informed the Board being sponsored by the HDC to gather stories and information from residents regarding the history of Kingston.

<Board note: Mr. Alberts arrived at this time.>

Mr. Coppelman updated the Board on the CIP Committee: Letters and forms have gone out to the various department heads; they are waiting on those submissions and the next meeting is scheduled for early September.

Mr. Wilson stated that the Article 22 subcommittee is meeting again on September 27th; he should be talking with the landowner prior to that date.

Mr. Heitz, regarding the Water District, asked Mr. Greenwood if he had received a copy of Attorney Ratigan's letter. The Board discussed how the District gets established and its possible impacts.

ACTION ITEM: Mr. Heitz will make sure Mr. Greenwood gets Attorney Ratigan's letter regarding the Water District.

Mr. Coppelman noted that the Pine Brook Water Site is up for sale; he stated that the state of the entrance seemed to indicate that not much activity was occurring there and asked Mr. Heitz if the Town had received any of the withdrawal reports that were a conditional of approval. Mr. Heitz said that he was unaware of any withdrawals.

ACTION ITEM: Mr. Heitz will check into whether there were any withdrawal reports from Pine Brook.

Mr. Alberts briefly reviewed the last ZBA meeting.

Proposals/Ordinance Discussion

<Board note: Mr. Pope arrived at this time.>

Livestock/Horses:

Mr. Wilson stated that he liked the proposals in the "Horse" BMP's; he reviewed portions of the BMP's; he handed out the BMP's for the Board members to review; the Ordinance to be added to a future meeting date for full review and discussion. He added that it would refer to "livestock" not just horses. Mr. Landry asked if Mr. Wilson was proposing the language for adoption. Mr. Wilson explained that the Board needed to review and discuss what zones would be appropriate to allow the use; due to the change in the law, if the use is not specifically prohibited, then it is allowed. Ms. Faulconer stated that the discussion came about when the Town was informed by counsel that the law changed so that unless specifically prohibited, it was allowed which was the opposite of how the Town had interpreted the use in the SFR; she had misinterpreted the language being discussed and thought the idea was to allow in all zones which

she questioned. Mr. Wilson clarified that he didn't think that the Board was going to necessarily allow the use in the SFR zone; the Board will need to review the language and decide where the use would be appropriate.

Master Plan:

Mr. Landry explained that the review of the Master Plan was done to see if there were needed changes; what was current, what items needed updating based on work being done. The items to review had been distributed to the Board.

Blasting/Water Resources:

Mr. Wilson explained that the Board had begun the review last year based on a suggestion from the State to adopt a model ordinance; conflicts between the proposal and the regulations at the Fire Department arose and the discussion was tabled; there were recommendations regarding items to do with blasting and water resources; one example was a recommendation for pre-inspection of homes when blasting is involved. Mr. Heitz expressed concern that with more and more regulations, come more and more personnel. Mr. Wilson explained that when activities could cause damage to others properties, there should be protection. Mr. Heitz cautioned that changing and adopting additional Ordinances cause more and more work and more and more personnel.

ACTION ITEM: Have Mr. Quintal and Stormwater Management Sub-Committee review Model Blasting Ordinance for recommendations to the Board.

Recreation/Education Zone:

Mr. Alberts stated that the proposal will be a good one; he is reviewing other YMCA sites. Mr. Wilson informed Mr. Alberts of the email received from Camp Lincoln as he was not at the meeting when that was read.

Mr. Landry asked if all the projects on the Board's proposed list were still viable. Mr. Wilson read the list, reviewing all the projects. Mr. Landry expressed concern that there are not that many meetings left to get all the projects done and prepared for the required public hearings; he didn't want to see the Board rush to get them done and on the ballot. He would like to be able to have time to review and discuss the proposals and would like the Board to take some time this evening. The list was reviewed by the Board for possible upcoming actions and meetings.

Used Car Lots:

ACTION ITEM: Ms. Faulconer to prepare a proposal based on Plaistow's zoning language for Used Car lots for the Board to review and decide whether or not to pursue.

Master Plan, continued:

ACTION ITEM: Mr. Landry and Mr. Greenwood will review the Master Plan recommendations prepared by Mr. Landry and "pare down" the items to those specific to zoning changes/actionable items needed to be addressed by the Board.

Mr. Alberts stated that he understood Mr. Landry's concerns, adding that it would not work for the Board's review if all of the ordinance proposals arrived by all the Board members at the same time; he committed to having his work on the recreation/YMCA issue done quickly to be able to submit for the Board to review.

Paving:

Mr. Wilson asked for the Board to confirm it this was still an issue explaining that the Board had thought the requirement was more than it actually was when something other than automotive sales. Mr. Coppelman suggested that the Board needed to codify what they had been requiring all along. Mr. Heitz added that sites with high traffic areas should require a paved surface as they were more likely to have a higher incidence of issues.

Impact Fees:

Mr. Greenwood stated that he had heard from Mr. Mayberry who had recently been on vacation; he is expecting a definite proposal to be received shortly.

ACTION ITEM: Mr. Greenwood to get Mr. Mayberry's proposal to Ms. Faulconer to distribute to the Board members.

Rte. 125:

ACTION ITEM: Mr. Greenwood will bring overlay maps to the Board to be able to review the parcels along Rte. 125 for zoning and use.

ACTION ITEM: Ms. Faulconer will review the maps for the information; if necessary, she will copy tax maps to piece them together and mark the parcels along the route for the zone and activity on the site so the Board can review what might be affected.

Farm and Agricultural Site Review Procedures:

Mr. Greenwood said that there is a lot of information in his office about this type of information including area Ordinances that might interest the Board.

ACTION ITEM: Mr. Greenwood will bring information from RPC office to the Board regarding Agricultural zoning.

Upcoming agendas were reviewed for possible meeting dates and times for the "pending list" discussions; these were added to agendas in August, September and early October.

Board Business, continued:

- **Mr. Wilson announced that the Library's groundbreaking ceremony would be held on Thursday, August 18th.**

<Mr. St. Hilaire joined the meeting at this time.>

MM&S to adjourn at 7:30 (Motion by Mr. Coppelman, second by Mr. Pope) PUNA