

**Kingston Planning Board  
Public Meeting  
March 6, 2012**

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	Adam Pope
Glenn Coppelman, V. Chair	Jay Alberts
Mark Heitz, BOS rep.	Ernie Landry
Richard St. Hilaire, Alternate	

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

**Board Business**

**Correspondence:**

- Letter from Pollycoat Junction clarifying the hours of operation: 8 to 8 daily; explained that the signs for the business will match those already approved for the property.

**MM&S that Pollycoat Junction's proposal, as described in the letters received by the Board, does not require any further review by the Planning Board; owner should contact Inspectors regarding Occupancy and Sign permits.** (Motion by Mr. Alberts, second by Mr. Pope) **PUNA**

- Mr. Wilson announced that the Town was having trouble sending email to those Board members with AOL accounts; the problem was being looked at by the Town's IT consultants; in the meantime, minutes and other documents would not be received through those email accounts.
- Proposed changes for Well Protection and Placement were received by the Health Officer for any input prior to his presenting to the Board of Selectmen. Ms. Faulconer noted that it addressed an inconsistency just recently noted at a Planning Board hearing.

**ACTION ITEM: Ms. Faulconer to send the Health Officer's proposal to the Board members via email.**

- Letter received from Mark Lepage asking to clarify sections of the sign ordinance and possible inconsistencies or confusion. The Board reviewed the two ordinances. Mr. Greenwood reviewed the language and determined that external signs have restrictions; internally lit signs are allowed; there can be no spillage onto other property; one foot candle at the property line. Ms. Faulconer added that Mr. Lepage asked about sign location; she told him that the Town couldn't approve a sign located on State property; Mr. Wilson added that the regulations require that the sign be on the same property as the

business is located; Mr. Pope and Mr. Coppelman added that a sign location had been approved on the plan during the review process.

**ACTION ITEM: Ms. Faulconer will contact Mr. Lepage about the Board's decision.**

**ACTION ITEM: Mr. Wilson noted that the Board will add review of Outdoor Lighting and Sign Ordinances to this year's list of updates; particularly concerning timers.**

- Courtesy copy of surveyed plan for 50 Little River Road was received; Mr. Greenwood explained that the RSA's require copies to be provided to the Planning Board. Mr. Wilson added that this property was one of the properties left as having multiple zoning at the time the Board tried to address most of these issues at the previous election.

*<Board Note: Mr. St. Hilaire left the meeting at this time for a Fire Call.>*

- Received copy of the Board's current expenditures and revenue.
- Legal bill was reviewed for charges to escrow accounts; signed by the Chairman.
- Review of RSA's pertaining to eligibility of Board members,
- Announcement of Drinking Water Source Protection Workshop on May 2<sup>nd</sup>; Mr. Coppelman suggested that it might be something that the Health Officer or Road Agent might be interested in attending.

Mr. Greenwood said that the Regulation Subcommittee had met on Monday; Ms. Faulconer provided the Board with updated language for site plan and subdivision adding Fire Department requirements for the public hearing. Mr. Greenwood explained that the subcommittee had continued on with updating site plan requirements and will continue on with the subdivision updates at the next meeting in April. Ms. Faulconer added that the proposals from Mr. Bartley had been scanned and forwarded to the subcommittee members for the next meeting's review.

**ACTION ITEM: The subcommittee will bring forward new subdivision language to review in April with a hearing to adopt posted for May.**

### **Library Town Road**

Ms. Faulconer told the Board that the Board of Selectmen's Administrative Assistant had asked if the Planning Board would be making a recommendation on the new Town road located at the new library. Mr. Heitz said that the Library Trustees had contacted the BOS about possibly named the road "Library Lane"; comments were made about "911" requirements; Police Chief's input. Mr. Coppelman suggested "Nichols Way" as a way of bringing the original library's name over to the new site; the Board reacted enthusiastically to this proposal. Discussion continued about the road name and the name of the new library.

**MM&S to recommend "Nichols Way" for the road name at the new library site.** (Motion by Mr. Coppelman, second by Mr. Alberts) **PUNA**

**MM&S that the Planning Board would recommend "Kingston Public Library" as the name for the new library.** (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**

### **Public Hearing:**

Ms. Faulconer confirmed that the pending documents had been received from Diamond Oaks Golf Club; the bond had not yet been received from Tupello, LLC; Ms. Faulconer spoke with the engineer on the project who confirmed that his client would bring it to the Board prior to the hearing.

### **Election:**

Mr. Greenwood brought a large copy of the Aquifer Protection Ordinance map with the zone changes to the meeting for display at the upcoming election. The Board agreed that the Groundwater Protection map should also be displayed at the election. Mr. Heitz asked that a copy of the plan showing the proposed lot line changes between the FCC and the Town be displayed at the election and to have the Town's tax maps available at the election in case anyone needs to review them.

### **Legal Advice:**

Mr. Coppelman asked if the Board would be able to have an interpretation from Attorney Loughlin regarding the changes to the DOGC condo. docs. and how it impacted Open Space and how they were different from the originals; he added that he wanted to make sure the Board was better informed for the meeting. Mr. Greenwood also questioned whether the letter regarding the bankruptcy issue was adequate; the Board asked for input from the court and the letter received was from another attorney within the same firm. Ms. Faulconer explained that the plan received, while signed by the Chairman, had not been recorded due to the ownership and tax issues on the properties. Open Space rules were briefly reviewed.

**ACTION ITEM: Mr. Greenwood will contact Attorney Loughlin regarding legal questions/concerns facing the Board regarding Diamond Oaks Gold Club.**

**MM&S to adjourn at 8:20** (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**