

**Kingston Planning Board
Public Meeting
February 5, 2013**

The Chairman called the meeting to order at 6:45 PM. There were no challenges to the legality of the hearing.

Members in attendance:

Richard Wilson, Chairman	Ernie Landry
Glenn Coppelman, V. Chair	Peter Coffin
Stanley Shalett	Adam Pope
Mark Heitz, BOS rep. (Arrived with meeting in progress)	

Absent: Richard St. Hilaire, Alternate

Also in Attendance: Glenn Greenwood, Circuit Rider Planner, Ellen Faulconer, Admin. Asst.

**Karl Dudek
52 Route 125
Tax Map R5-15, 16**

Mr. Wilson explained that Mr. Dudek was asked to speak to the Board regarding his request for Wholesale Dealer plates for this location adding that the application was for 52A Rte. 125; an address that was not on the Town's records. Mr. Dudek stated that his business was one for "special servicing" and explained that he takes over defaulted loans for rolling stock equipment such as construction or farm equipment/vehicles and determines the best way to liquidate the asset. He continued that he subs out the paperwork associated with the transfer of this property; he may sell a fleet of trucks located in one state to another state. He added that "52A" does not presently exist, 52 Rte. 125 is owned by Scott Barker; State RSA requires a physical location; there is a room at the facility located at 52 Rte. 125 near the garage that would act as the space required by the State for the license; he and Mr. Barker will do what is needed by the State to have "52A" legally on the site. Mr. Wilson stated that the numbering is done locally. Mr. Dudek stated that he can bring Mr. Parker to the next meeting with the Board. Mr. Wilson clarified the location of the site. He stated that he is aware that the current impound lot is not paved as would be required. Mr. Dudek said that there are approximately 30 assets per transaction and would not expect as much as one transaction per 100 actually being located on the property; the amount of vehicles actually going to be on the site would be negligible. He noted that he would need to put up a sign that would let people know that the site is being used for selling equipment so there could be physical sales on site. Mr. Coppelman said that the site plan, as approved, was already being used for Mr. Barker's use; the use by Mr. Dudek would need to be looked at and quantified. Mr. Dudek re-iterated that the chances of vehicles being kept at this facility would be one in one thousand; he stated that he sells the bulk by email. He stated that there are no auctions done on site adding that he won't have any vehicles for sale at this facility. Mr. Wilson reviewed the 2002 site plan; he stated that a lot of areas that were to be paved were not and his only question about this proposal was whether the site was currently in compliance with the approved site plan. Mr. Coppelman stated that if this was being looked at as

an expansion, even one with low impact, then the Board needed to check that the site was in compliance with the approval. Mr. Wilson suggested asking Mr. Barker for his approval to have a Board representative go to the property to review the site. Mr. Coffin asked if this would be considered a subdivision. Mr. Coppelman explained that it was not a subdivision, the property is still owned by the same person but the second business on the site would need Planning Board approval. Mr. Coppelman re-iterated that it would be important to verify that what is on the ground meets previous site plan approval.

Mr. Wilson asked if the Board felt this needed some type of site review. Mr. Pope answered yes, but it could be an expedited review. Mr. Coffin and Mr. Coppelman stated their agreement. The Board approved Mr. Wilson or other board representative to verify the activity on the site against the site plan approval. Mr. Pope explained to Mr. Dudek that he could get a copy of the approved plan and mark any changes on that to show the space he would occupy along with specified parking, hours of operation; Mr. Wilson said he would need to submit 12 copies of that plan. Mr. Dudek said that he would follow-up, speak with Mr. Barker and get back to the Planning Board office.

Nadine Peterson
NH Division of Historical Resources
Heritage Commission

Mr. Landry introduced Ms. Peterson who had volunteered to come to Kingston to explain what a Heritage Commission is and what it can mean to a community. She had a power point presentation explaining a Heritage Commission's role in helping to protect important resources that define a community.

Points in the presentation and questions/answers segment:

- Advocate for the entire community, not a specific district
- Part of community visioning
- Advisory, not regulatory
- 50 Commission in NH
- Advocates and Educates for historic preservation
- Town votes to adopt; BOS appoints; meets no fewer than 4 times yearly
- Consists of 3-7 members, up to 5 alternates; members may be on other Boards; should have demonstrated interest.
- Sets up by-laws: length of terms, officers and how selected, filling of vacancies, frequency of meetings, code of conduct.
- Can request funds for clerical support, possibly within operating budget
- Recommends having positive Community presence: create page on Town's web site, reach out to community.
- "over-arching" committee
- Can promote economic development and tourism
- Certified Local Government program possibilities; national funds/grants possibilities reviewed; application process available at NH Div. of Nat. Resources; having an HDC and Heritage Commission puts Town in good light for grants for preservation projects.

- National Register designation explained; voluntary/honorary program, no additional regulations associated with designation unless part of local historic district regulations.
- Act as information clearing house for property owners; provide information; a voice of the Town's bigger projects
- Each Town determines the level of their own involvement and how they will move forward.
- Funding possibilities for Heritage Fund
- Types of projects done in other communities such as Wakefield, NH; managing resources
- Guideline templates, other resources available at NHDHR; assistance through State Department of Tourism
- Private, non-profit group not an alternative to Heritage Commission; not the same focus, although they can partner with a Heritage Commission

Mr. Wilson thanked Ms. Peterson for coming to the meeting; Ms. Peterson agreed to send a copy of the power point presentation to the Board.

<Board note: Televised portion of the meeting ended after this presentation.>

Board Business

Correspondence:

- Notification that Plan NH was accepting applications
- Enforcement request for Roger Young; review of property file for current approvals requested by Fire Chief and BOS; Board reviewed file; Enforcement request signed by the Chairman to be forwarded to BOS.
- Report received from Town Engineer re: Granite Road site, R3-9; Mr. Wilson was concerned that the current site was made dangerous with the material removal; Town Engineer recommended putting up barrier; property owner agreed.
- Invoice /Town Engineer, signed by Chairman.
- Regional Transportation Project letter from RPC; Ms. Faulconer will follow-up with BOS Admin. Asst. to send letter to keep Town projects on the list.
- Certified Mail Increase – Board agreed, by consensus, to increase fees due to this increase; go from \$10.50 to \$11.00.
- #4 Hunt Road; follow-up on letter sent last May re: needing site plan approval; Ms. Faulconer will let BOS know that this is still pending.
- Memo re: key for Planning Board members to use as necessary for subcommittee meetings; Mr. Heitz will follow-up on this and get back to the Board.
- Map Updates: Board consensus was to get maps updated.

ACTION ITEM: Mr. Greenwood/Ms. Faulconer will follow-up on getting maps updated in conjunction with RPC.

- Bruce Mayberry asked to meet with the Board at the March 5th meeting.

MM&S to approve the January 8, 2013 minutes as written. (Motion by Mr. Coppelman, second by Mr. Landry) **Motion passed 4-0-3** with Mr. Pope, Mr. Wilson and Mr. Heitz abstaining.

The Board's Letter to the Editor was distributed and reviewed by the Board. Mr. Heitz stated his belief that the Letter should come from the regular Board members not the Selectmen's representative. The remaining Board members approved publication of the letter; signed the letter for verification.

Mr. Wilson discussed the ability of Board members to feel free to speak facts and information at public hearings without needing prior approval by the Board.

The Board discussed concerns raised at Town meeting regarding road requirements; public versus private roads.

ACTION ITEM: Ms. Faulconer to schedule Board discussion regarding road requirements.

MM&S to adjourn at 8:55. (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**