

**Kingston Planning Board
Public Hearing
February 19, 2013**

The Chairman called the public hearing to order at 6:47 PM. There were no challenges to the legality of the hearing.

Members in attendance:

Richard Wilson, Chairman	Adam Pope
Glenn Coppelman, Vice Chair	Peter Coffin (arrived with the meeting in progress)
Mark Heitz, BOS rep.	Stanley Shalett

Absent: Ernie Landry, Richard St. Hilaire, Alternate

Also in Attendance: Glenn Greenwood, Circuit Rider Planner, Dennis Quintal, Town Engineer, Ellen Faulconer, Administrative Assistant

**Diamond Oaks Golf Club, LLC
Route 125
Tax Map R3 Lots 4, 4A, 4B, 4C and 13**

Kathleen Sullivan, attorney representing Mr. Dufresne, reviewed the status of the project and the State required permits; she stated that she believed that all of the State permits had been received at this point. She suggested that Mr. Dufresne's engineer complete a final plan that addressed any outstanding comments which he would then present for final approval and then prepare the mylar for signing.

The Town Engineer's letter was reviewed; there were some drafting issues that still need to be addressed; Sheet 7 has been split into two sheets, 7A and 7B which makes the information easier to read. Mr. Quintal recommends that the center line spacing be added to the pages; the drainage issue had been addressed. Mr. Coppelman stated that this process has had a lot of moving parts and he would like Mr. Quintal and Mr. Greenwood to review a final time prior to the mylar being presented. Mr. Quintal said that the conditions list is easy to address. Attorney Sullivan confirmed that they will just be getting the final plan together for the Board to review and they did not need to meet with the Board again.

Mr. Quintal asked about the pre-construction meeting requirement in light of several things occurring on site without this meeting. Mr. Wilson stated the he would be comfortable leaving that up to Mr. Quintal and Mr. St. Hilaire. Mr. Quintal explained that this type of meeting usually sets up timetables for inspections; spells out requirements for everyone involved. Mr. Dufresne voiced his preference of having the pre-construction meeting. Mr. Wilson then stated that they would have a pre-construction meeting and the parties could meet after the Board received the final plan and mylar. He thanked the applicant for coming in this evening.

Board Business

Mr. Greenwood told the Board that he went to the site that the Board had been reviewing for the request for Wholesale Dealer Plates located at 52 Rte. 125. He reviewed the approved site plan which was for construction of a building that was not done; there was proposed paved parking behind a security fence, the paving had not been done. There is an office in a trailer that is also not shown on the plan. Mr. Heitz thinks that the trailer has been there for about 10 years. Mr. Wilson said that his biggest concern, regarding compliance, is the graveled parking lot. Mr. Coppelman stated that he believed that the lights are not in compliance; at night they are pointed “in your face” as you drive on Rte. 125. Mr. Greenwood said that he visited the site in the daytime and did not look at the lights; he noted that while the plan says that the site conditions were graveled parking, he did not see any gravel, it appeared to be dirt. Mr. Wilson said that the section not currently paved is being used to impound cars. Mr. Coppelman stated that use was not allowed. There were questions raised about the fenced in area, dirt, gravel and paved parking, an additional building on the property not shown on the plan. Mr. Coppelman suggested that the Board address these issues when the applicant, Mr. Dudek, came in and suggested that the property come in at the same time. Ms. Faulconer reminded the Board that Mr. Dudek said that he would make an appointment to come back to the Board and bring the owner of the property with him for a modified site plan. Mr. Greenwood said that the Board should contact Mr. Dudek and ask that he and Mr. Barker come in to speak with the Board in March. Mr. Coppelman agreed stating that they are looking to expand the use.

ACTION ITEM: Ms. Faulconer will contact Mr. Dudek to come in to speak with the Board.

Mr. Wilson discussed email protocols, public hearing protocols, application protocols, commercial zone and special exception requirements. Joint meetings were reviewed; Mr. Pope stated that any application to the Planning Board to have a joint meeting with the ZBA would require a full and complete application be received by the Planning Board first.

ACTION ITEM: Ms. Faulconer will contact Ms. Mooskian about her ability to ask for a joint meeting of the ZBA and Planning Board.

MM&S to approve the minutes of January 15, 2013 as written. (Motion by Mr. Coppelman, second by Mr. Wilson) Motion carries 4-0-2 with Mr. Heitz and Mr. Pope abstaining.

Board discussed possible application submissions.

Plan Review: Board reviewed submission from Benevento Bituminous Products submission. Mr. Heitz asked if the Board needed to notify the Plaistow Planning Board. Mr. Greenwood explained that the entire proposal was in Kingston and not close to a municipal line. Mr. Heitz noted that it is not a separate lot; part of the overall lot is in Plaistow. Mr. Greenwood said that he would check if the locus map shows a Town line and then requires Plaistow’s endorsement. Mr. Quintal suggested that a line could be added showing the distance to the Plaistow Town line. Mr. Greenwood confirmed that the plan would need to be recorded; Mr. Quintal stated that any plan needing recording needed a surveyor stamp. Mr. Coppelman stated that there should be a note on the plan regarding ZBA action taken; there needs to be a signature block on the plan.

Mr. Greenwood will review any additional plans coming in to be placed on the March agenda. If there is nothing complicated to review, the Board will not meet on Feb. 26th.

Mr. Coppelman discussed the ZBA's decision regarding the BOS administrative regarding the signs. He stated that the intention was still clear regarding computer animated-type signs. He asked about clarification of the term within the existing ordinance. The Board authorized Mr. Greenwood to contact Attorney Loughlin.

MM&S to adjourn at 7:50. (Motion by Mr. Pope, second by Mr. Coppelman) PUNA