

**Kingston Planning Board
Public Hearing
April 2, 2013**

Mr. Wilson called the public hearing 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, Vice Chair	Adam Pope
Peter Coffin	Stanley Shalett
Mark Heitz, BOS rep. (Arrived with the meeting in progress)	

Absent: Richard St. Hilaire, Alternate, Ellen Faulconer, Alternate

Also in Attendance: Glenn Greenwood, Circuit Rider Planner

Board Business

Correspondence:

- Regarding Diamond Oaks Golf Club; they have asked the assessor to value each condo. as a separate piece of property for tax purposes; the assessor said this was similar to a subdivision; common land issues; the Board decided to send to Attorney Loughlin for review. Mr. Greenwood said that there could be an individual bill for each unit but then everything else is held in common and there is some sort of percentage for the common area and he would expect that Attorney Loughlin would want to make sure that the assessment process is the standard process for condominium units. Mr. Wilson said that it seems that Mr. Dufresne is trying to buy one of the land units right now and have it be isolated for that one unit. He stated that the bottom line is to send to Attorney Loughlin about handling this.
- Memo re: Impact Fees and legal questions about the Trust Fund and sending the question to legal. The Board agreed to send to counsel.
- Ms. Faulconer will get together with Ms. Kenerson to begin reviewing previous Highway expenses per Mr. Mayberry's request for information for Impact Fees; Mr. St. Hilaire will meet with Mr. Mayberry to review the information.
- Default Budget; mileage reduced from \$200 to \$100.
- Wednesday, May 1st drinking water conference announced. Mr. Coppelman thought it would be a good idea if someone from the Town attended, either a Selectman or someone from Conservation. Mr. Greenwood assumed that both groups would have received the announcement.

ACTION ITEM: Ms. Faulconer to make sure that the Selectmen and Conservation have been informed of the conference.

- Repair plate request from Andy's Auto and Truck, 63 Rte. 125, Unit 6; there are a couple of compliance and sign issues still being addressed; recommended to be delayed a week in hopes that the issues will be taken care of during that time.
- Plate request from Wally's Recon; 1 Alma Avenue; no Planning Board file for this property; Mr. Wilson noted that they had been there for a long time, Mr. Greenwood agreed; Mr. Coppelman asked if there was a notation of it being a renewal; Mr. Wilson said that it didn't say. Mr. Wilson suggested getting a letter from the applicant stating what was done on the property, hours of operation, etc. Mr. Coppelman asked what zone the property was in. Mr. Wilson suggested delaying to the next meeting to get further information; the Board agreed. The Board confirmed that this was in HDII. Mr. Coppelman said if in HDII, the applicant should go to the Historic District Commission first and then the Planning Board. Mr. Wilson said he believed that he had a car detailed at the location about 20 years ago.

ACTION ITEM: Confirm that 1 Alma Avenue is in the HDII zone; refer to the Historic District commission prior to returning to the Planning Board.

- Solar Hills review: Mr. Wilson noted that the Board granted an extension of the conditional approval in July, 2012 to October 24, 2012; that extension has expired; he asked the Board what action they wanted to take. Mr. Coppelman asked what the approval was at the time; Mr. Wilson said it was a conditional approval; Mr. Coppelman asked if they had met the conditions. Mr. Wilson said that there has been no update from the applicant; they have not contacted the Board. Mr. Coppelman confirmed that the extension has expired and the Board has not been presented with a final plan; he asked if anyone had asked if they had a final plan to present. Mr. Greenwood said it didn't matter as it has already expired; Mr. Coppelman agreed that the conditional approval had expired so it no longer mattered; he said that the approval was now void. Mr. Greenwood agreed. Mr. Coppelman said that the Board should notify them that the conditional approval has lapsed and that if they chose to reapply, they can.

ACTION ITEM: Ms. Faulconer to send letter to Solar Hills' owner/developer that the conditional approval has expired.

MM&S to approve the March 5, 2013 minutes as written. (Motion by Mr. Landry, second by Mr. Coppelman) **(5-0-1** with Mr. Pope abstaining)

Ordinance Book Update: Mr. Wilson handed out the updates for the Ordinance Books based on Town meeting vote.

Committee Updates:

- Mr. Coppelman updated the Board on the last HDC meeting.
- Mr. Coffin said that the ZBA meets next week.

Board Work Product for Upcoming Year: Mr. Wilson suggested that the Board email Ms. Faulconer with any of their suggestions; she would email them to the rest of the Board for review

and then discuss them at the next meeting. Mr. Wilson said the Board had already discussed a few ideas such as LED signs and private roads.

Mr. Coppelman said that Mr. Greenwood had an action item to speak with Counsel about the LED sign issue and whether there could be a hearing prior to November and other clarification. Mr. Greenwood has not spoken with Counsel yet. Mr. Greenwood stated that when speaking with Attorney Loughlin about the condo. issue, he will speak with him about the Sign Ordinance too. He will try to do this before the next meeting.

Capital Improvement Plan

Mr. Greenwood passed out the CIP plan for 2013 through 2018; the program itself is on page 9; the spreadsheet completed by the CIP committee in advance of the budgetary process coming to a close at the beginning of January, 2013. The only change on this from what the CIP committee approved at that meeting is the addition of the HDC's project to add HDI and HDII onto the National Register as this was a carry-over project from the previous CIP; everything else was approved and finalized in January. Other changes include the addition of the textual descriptions of new projects and deletions of completed projects such as the Library and Recreation projects; there is a new one for the Nichols Memorial Library that discusses the three projects that exist on the CIP in relation to improving the structural integrity of that building. He explained that there is not really a lot of substantive change; the Board should really look at page 9 and the total capital outlay for projects; he said that it is "kind of" stable with a degree of variation with the big change being in 2015 and the Fire Station project which is still a bit of a wild card; the project used to be slated for 2013 but they asked to have it pushed out to 2015; it is the single largest project on the CIP; it is the same proposal and same amount of money, \$1.7M, as proposed in 2011. He explained that this round of solicitations was fairly low-key. Mr. Greenwood noted that there was an error in the text for the Open Space; he will fix that for the final version of the plan. He reviewed minor changes in the plan; the Highway Garage project has increased by \$100,000 and is listed as a project to be completed this year.

Mr. Coppelman clarified that the CIP plan lists the projects but it does not appropriate any funds, it is just the means for the Department Heads to identify their capital needs over a six-year period. Mr. Coffin explained that the Highway Garage is anticipated to be funded through the public hearing process of expending the interest from the Landfill fund. There was Board speculation on this project.

Mr. Pope stated that the HDC items were shown in the wrong row on Sheet 9; Mr. Greenwood agreed that they should be down one row and will fix that for the final draft. Mr. Greenwood said that there is no statutory requirement for the timeframe for the adoption of the CIP but there should be a motion to accept the plan.

MM&S to accept the 2013-2018 Capital Improvements Program with the two conditions that were discussed tonight: Open Space text be completed and HDC changes on p. 9 of the report. (Motion by Mr. Coppelman, second by Mr. Pope) PUNA

Mr. Wilson noted that the only thing on the next agenda is the continuation of the Dog Grooming Business; if the plan is not submitted in time, it may need to be continued to another date. He suggested the Board keep an eye out for any pertinent emails. Mr. Coffin reminded the Board of possible review for Wally's Recon and Andy's Auto. The Board agreed that if everything got cleared up, the Chairman can just okay to approve; Wally's Auto needed to go to HDC first.

Action Item: Ms. Faulconer to contact the HDC Chairman about possible scheduling and then contact the owner of Wally's Auto.

<Board note: Mr. Heitz joined the meeting at this time.>

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