

**Kingston Planning Board  
Public Meeting  
July 23, 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	Adam Pope
Glenn Coppelman, Vice Chair	Stanley Shalett
Ernie Landry	Peter Coffin

Absent: Mark Heitz, BOS rep., Richard St. Hilaire, Alternate

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

**Board Business**

**Correspondence:**

- Notification that Budgets are due to the BOS
- Application for Business Occupancy Permit for Patriot Trophy at Commerce Park; the Board determined that no further review was necessary.
- BCM Planning Invoice; approved and signed by the Chairman
- Affidavits for Seasons, Bake Farm and Ovitt, LLC approved and signed by the Chairman
- Email from Bruce Mayberry reviewed; Mr. Wilson noted that Mr. Mayberry was contacted to not work on alternate approach
- NH Historical Division re: property on Wadleigh Pt. Road
- RCCD Test pits for Trendezza property
- Letter from Mike Cuomo re: Solar Hills; Ms. Faulconer will email letter to Board members.
- Proposed plans for Archangel Woodworking were received; the applicant has asked that the Board review for completion of conditions of approval prior to providing the mylar. The Board reviewed the proposed location of the dumpster. Mr. Coffin stated that the Board never voted to waive the 50 foot buffer requirement. Mr. Coppelman agreed that the Board only agreed to modify the vegetation requirement within the buffer. Mr. Wilson stated that the applicant did have a lot of other spots to put it. Mr. Pope stated that moving the dumpster made sense. Mr. Coffin stated that there should be no activity within the 50 foot buffer; the Board did not grant a waiver for the buffer requirements. The Board consensus was to not approve the dumpster location within the 50 foot buffer requirement. The Board agreed that the direction to the applicant is that there are so many other location options on the site that the dumpster needs to be kept out of the 50 foot buffer.

**MM&S to approve the minutes of June 4, 2013 as written.** (Motion by Mr. Pope, second by Mr. Coppelman) **PUNA**

**MM&S to approve the minutes of June 18, 2013 as written.** (Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**

### **Committee Updates:**

Mr. Coppelman reviewed the progress for the CIP Committee. Budget Committee members are all set; Ms. Faulconer will confirm BOS representative. Since the process isn't changing, Mr. Greenwood will contact the departments prior to the first meeting. The first meeting will be on Wednesday, September 4, 2013 at 7:00 PM.

**ACTION ITEM: Mr. Greenwood will provide Ms. Faulconer with the CIP information packet, due date, etc.; Ms. Faulconer will distribute the request packets no later than Aug. 1<sup>st</sup>.**

Mr. Coppelman reviewed the last HDC meeting which included meeting with Mr. LeClair from Bucco's restaurant; a non-compliant sign was installed without appropriate review and permits; he stated his intention to try to get relief from the Ordinance from the ZBA; he was told to unplug the sign until he actually receives the relief.

Mr. Landry told the Board that the Heritage Commission would be having a booth at Kingston Days and invited everyone to stop by.

Mr. Coffin recapped the ZBA meeting and waivers granted including one for a driveway that had previously been before the Planning Board.

### **Upcoming Planning Board Projects**

Draft proposals were distributed. The Board agreed to add the multiple housing/quad requirement to the list.

**ACTION ITEM: The Shoreland Protection definition correction will be added to this year's warrant. Ms. Faulconer will provide language to the Board for review. Ms. Faulconer will review the Little River and Merrimac River Watershed issue and return to the Board for possible inclusion.**

Performance agreements/Fire Suppression requirements/other requirements of approval was added to the list.

"Hawkers and Vendors" was added to the list.

**ACTION ITEM: Ms. Faulconer will send other Town's ordinances re: Hawkens and Vendors to the Board members for review.**

**ACTION ITEM: Mr. Wilson will meet with the Inspectors at an Inspectors' meeting regarding questions about rental property occupancy permits and get back to the Board.**

Information regarding suggested language for Agricultural uses was distributed to the Board for their review. This was added to the project list.

Proposed language for amendments to the Sign Ordinance was distributed. Mr. Coffin suggested that the Board also needed to address the intensity of LED "points of light" as an issue with signs. The Board reviewed the proposal including intentions, concerns, past issues, and language interpretation. Board members will review for changes and suggestions they may have; the discussion will continue at a later date.

#### **Plan Review:**

**Trendezza Lot Line Adjustment** application was considered adequate to be placed on the agenda; by Board consensus. Ms. Faulconer noted that the applicant had asked for a waiver for all engineering fees; **the Board agreed, by consensus, to waive all by \$1000 of the engineering fees.**

**Trendezza Elderly Housing Development:** The Board reviewed the application; Mr. Greenwood stated that he had reviewed the plan and found it deficient for several reasons which he pointed out to the Board. There are multiple design standards for Elderly Housing that were deficient or missing including items such as landscaping, pedestrian access, design detail to provide privacy; several pages don't have a scale on the page. The Board instructed Mr. Greenwood to compile a list of deficiencies for the applicant.

**MM&S to not schedule the Trendezza Development for a public hearing until a more complete plan that meets the zoning and site plan review regulations is submitted. Mr. Greenwood will define the deficiencies and provide a list to the applicant.** (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**

**MM&S to adjourn at 8:05.** (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**