

**Kingston Planning Board
Public Meeting
October 1, 2013**

Mr. Wilson called the meeting to order at 6:45 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Richard Wilson, Chairman
Glenn Coppelman, Vice Chair

Ernie Landry
Adam Pope

Peter Coffin
Stanley Shalett

Absent: Mark Heitz, Richard St. Hilaire, Alternate

Also in Attendance: Glenn Greenwood, Circuit Rider Planner

Board Business

Correspondence:

- Lewis Dodge sent a letter to the Board describing his proposal for activity at 7 New Boston Road; the letter stated that the current owners fabricated metal roof panels installed on-site; the letter continued that Mr. Dodge felt it was a similar use on a smaller scale with 30% being built-in cabinets and custom millwork with the remainder being general contracting; he believes this to not be a change of use; there will be no employees with no negative impact to the community.

Mr. Greenwood confirmed that there had been site review for this property. Mr. Coppelman suggested that Mr. Dodge come in to speak with the Board; Mr. Wilson agreed noting that hours of operation were not listed. Mr. Coppelman would like to see the existing site plan approval to review against the approval for compliance. Mr. Coffin questioned which zone the site was in.

Board consensus was to invite Mr. Dodge to speak with the Board on the 4th Tuesday in October.

- The Board received a letter about a request for approval for an antique store at 2 Spruce Lane, the previous location of Mermaid Antiques; Mr. Wilson confirmed the location near the "Fairgrounds". The letter continued that the hours of operation would be Wednesday through Sunday, 10 – 5 PM with no additional employees.

Mr. Coppelman stated that he would like to review the existing site plan; Mr. Wilson suggested inviting the applicant in to speak to the Board. Mr. Shalett noted that the building has been empty for a long time.

Board consensus was to invite the applicant in on the 4th Tuesday in October.

- RPC contract signed by the Chairman

KPB

10/01/13

Minutes produced from recording

Draft

Zoning:

The Board will discuss specific changes to the Shoreland Protection Ordinance at a near-future meeting.

In-home Occupation changes were handed out at the previous meeting; the hearing has been scheduled.

Committee Updates:

CIP: Mr. Coppelman announced that the CIP Committee would be meeting tomorrow night at 7:00 to review submittals.

Technical Review Committee: Mr. Greenwood confirmed that the TRC would be meeting Thursday morning at 8:00; he will make sure that Christian Smith is aware of the date and time of the meeting although he clarified that the applicant is not usually at these meetings, at least initially. Mr. Pope stated that the Board suggested they work through some of the Department Heads' concerns at this meeting.

Mr. Wilson suggested that, in the future, the Board should make specific commitments regarding attending site walks.

Mr. Wilson will sign mylars as needed at the end of the meeting.

Heritage Commission: Mr. Landry reviewed the meeting held with the BOS regarding the Grace Daley House; the BOS have agreed to allow the Commission, along with the Museum Committee and the HDC time to review alternatives to demolishing the building.

Other Business:

Mr. Landry announce a hike scheduled for Saturday at 8:30 at the Tucker/French family forest off of North Road that was sponsored by the NH Timber Owner's Association.

Mr. Coffin asked about actions of the site walk being reviewed for the record. Mr. Coppelman said that this would be discussed at the public hearing and therefore, be entered into the record at that time. Mr. Coffin said that an abutter handed out copies of a letter being sent to the Board with the information possibly being pertinent to the TRC review of the Marshall Rd. project. Mr. Coppelman had a copy of the letter which he gave to Mr. Greenwood for Thursday's meeting. An abutter had raised concerns about site distance along the highway; Mr. Coffin and Mr. Coppelman explained that this issue would be certainly be a concern addressed by the Road Agent and Police Chief at the TRC; Mr. Coppelman continued that there would be concerns with how the cuts, slopes and clearing was done to get the correct site distance. Mr. Wilson asked Mr. Greenwood to make sure they talked about sidewalks.

MM&S to adjourn at 7:30. (Motion by Mr. Coppelman, second by Mr. Landry) **PUNA**