

KINGSTON PLANNING BOARD
Public Hearing
November 18, 2014

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, V. Chair
Ernie Landry	Stanley Shalett
Mark Heitz, BOS rep.	Peter Coffin

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

Absent: Adam Pope, Carol Croteau, Alternate, Rich St. Hilaire, alternate.

Jeff Sands
6 Sands Lane
Tax Map U6 Lot 5

This hearing was cancelled at the applicant's request.

Board Business

Correspondence:

- Letter from Berkshire Dominion requesting continuance; this will be finalized at the scheduled hearing time.
- Letter from Two Blue Moon Antiques re: occupancy at 160 Main Street; no further Planning Board review required based on the information in the letter.
- William Costos letter reviewed re: activity; the Board reviewed the file and the activity; the proposal qualifies for an expedited review and can be added to the Dec. 4th calendar; he needs to get 12 copies to the Board for distribution to Department Heads; he needs to document where everything is going. Mr. Greenwood was asked if the motorized vehicles would need to be on pavement; he replied that they would.
- Email from Mr. Shribman asking if there could be a waiver for the school portion of the Impact Fees for the building with the one bedroom; Mr. Heitz stated that a one-bedroom apartment doesn't eliminate the possibility of children; Mr. Coppelman noted that the development in question did not have any age restrictions associated with it; Mr. Greenwood added that it is most likely that children will not be living in a one-bedroom apartment, but it doesn't preclude it. The Board consensus was that a one-bedroom apartment does not necessarily preclude children and therefore the waiver was not granted.
- DOT driveway permit extension received for Trendezza

- Bond balance reviewed
- Town Engineer invoices approved for Barkley and Berkshire Dominion.
- Request for Bond Release for Heitz approved and signed.
- Letter received from property owners for 3 Meeks Road asking for zoning correction of their residential lot to be RR instead of commercial. The Board reviewed the tax maps, the zone and the zoning language. Mr. Coffin noted that the issue came up at a discussion of an adjacent property at the ZBA hearing. There was some discussion as to whether this was simply an error and might not need to be on the warrant; upon review of the warrant language it was decided that this would need to be on the warrant.

MM&S to put the change of tax map R13 Lot 6 on the warrant as has been done in the past when a lot was incorrectly classified; removing from Commercial and adding to the Rural Residential Zone. (Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**

- Registration received from Town Clerk re: R&R Roofing at 6 Morning Dove Road.
- Town and City Magazine received
- Email from Dan Bartley re: subdivision and building permit; Mr. Greenwood said that the plan shows the conditions so can be signed and recorded but the driveway has to be moved before receiving a building permit; it was clarified that he doesn't have to pave the driveway before receiving the building permit but he does have to move the location of the driveway before receiving a building permit.

Mr. Greenwood reviewed information he gathered for the Board regarding Alternative Therapy Centers. He explained that the State requirements are not expected to be available until January; the Board may want to determine the appropriate zones for this use; there are citing requirements not allowing in residential zones or near schools, day care and churches. Mr. Greenwood added that this would therefore not be allowed in the SFR, SFR/Ag or RR zones. There was discussion regarding the Commercial and Industrial zones.

ACTION ITEM: Mr. Greenwood will have proposed language for the Board to review on December 4th.

Ms. Faulconer asked the Board about adding the Continuing Care Retirement Community use to C-II in addition to C-I. The Board agreed to move that to the public hearing for the warrant.

Berkshire-Dominion Holdings
92 Route 125
Tax Map R8 Lot 40, 40A

The applicant asked for a continuance.

M&S to continue to December 16, 2014 at 6:45. (Motion by Mr. Coppelman, second by Mr. Landry) **PUNA**

Mr. Wilson recapped the Selectmen's meeting with the owner of 107 N. Boston Road in which he was given 30 days to come into compliance or face fines.

Mr. Shalett questioned issues regarding the natural gas pipeline; it was determined that it was not coming to Kingston so nothing for the Town to do about it.

MM&S to adjourn at 7:55. (Motion by Mr. Coppleman, second by Mr. Landry) **PUNA**