

KINGSTON PLANNING BOARD
Public Hearing
January 6, 2015

Mr. Wilson called the meeting to order at 6:50 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Richard Wilson, Chairman	Glenn Coppelman, V. Chair
Adam Pope	Ernie Landry
Peter Coffin	Carol Croteau, Alternate
Mark Heitz (BOS rep.)	

Also in attendance: Glenn Greenwood, Circuit Rider Planner; Ellen Faulconer, Administrative Assistant
Absent: Stan Shalett, Rich St. Hilaire, alternate.

Mr. Wilson announced that Ms. Croteau would be a voting member this evening.

Capital Improvement Plan

The Board reviewed the spreadsheet associated with the plan in light of action proposed for the replacement fire engine; it was shown as an item for 2016 but had been moved to a warrant article for 2015. Mr. Greenwood will change this line and amend the document accordingly. There was discussion about the amount shown and placement for the Recreation Department's playground equipment. Mr. Greenwood stated that this was the timing and amount submitted by the Selectmen and would remain as it is without further information from the Selectmen.

There had been an initial draft of the CIP that had been updated with changes made to the narrative. This will be re-printed to distribute to the Board, along with changes to the spreadsheet, for the Jan. 20, 2015 hearing.

MM&S to continue this hearing for the CIP to January 20, 2015 at 7:00 PM.
(Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**

Warrant Article Proposals – Public Hearing

The remaining proposed warrant articles, with associated numbers, were distributed to the Board. Articles numbered 2 through 8 had been voted to move to the ballot at the December public hearing.

#9: (Article 105) Amend Building Height in the SFR/Ag zone to 35 feet.

MM&S to move to the ballot as presented. (Motion by Mr. Coffin, second by Mr. Landry) **Motion carries 5-1** with Mr. Pope opposed.

#10: (Article Preamble II) Add Alternative Treatment Center to “Definitions” of the Ordinance Book.

MM&S to move to the ballot as presented. (Motion by Mr. Pope, second by Mr. Coppelman) **PUNA**

#11: (Article 110) Add ATC to C-III as a permitted use.

MM&S to move to the ballot as presented. (Motion by Mr. Pope, second by Ms. Croteau) **PUNA**

#12: (Article 107) Add ATC to the Industrial Zone as a permitted use.

Mr. Greenwood explained that in order for the Board to comply with new noticing requirements; this section of the hearing would need to be continued to January 20, 2015.

MM&S to continue this part of the hearing for the Warrant Articles to January 20, 2015 at 6:45. (Motion by Mr. Pope, second by Mr. Coffin) **PUNA**

#13: (Article 106) Amend “elderly” to “age-restricted”; amend setbacks

Mr. Coppelman suggested adding to #C on page two that the setback shall be “a minimum” of 50 feet with the same phrase addition in section #D. The discussion being to clarify that the setbacks could be more than that referenced in the text but that those noted were minimum standards. Mr. Greenwood stated that this is not a substantive change, it is a clarification and therefore the Board is able to adopt those changes at this hearing.

MM&S to move this to the ballot with the clarifying changes. (Motion by Mr. Coppelman, second by Mr. Coffin.) **PUNA**

#14: (Article 208) Amend “elderly” to “age-restricted”; requirements for road construction, parking facilities, setbacks, density requirements; changes as shown in the posted text.

The Board reviewed the proposed changes. There were questions in the proposed text in Article 208.6 (B) regarding Open Land that needed a clarification/decision by the Board which were noted by question marks in the text. The Board reviewed possible issues with the proposal and decided to remove all of the text between and including the question marks; leaving that section to end after the phrase “walking trail within the development.” Mr. Greenwood explained that the removal of this phrase would be considered a substantive change and would need to be continued to the next public hearing on January 20th.

MM&S to continue the hearing for proposed changes to Article 208 to January 20, 2015 at 6:45. (Motion by Mr. Pope, second by Mr. Coppelman) **PUNA**

Board Business

Correspondence:

- Email received from Paul Nichols re: property owned by Mr. Pramberg on Webster's Landing Road. Mr. Pramberg was present for the discussion. Ms. Faulconer informed the Board that the Building Inspector was asking for actual plans to review to determine whether ordinances and regulations were met or the types of relief that might be needed. Mr. Pramberg currently has a variance for repair of an existing building. The Board determined that since there is a current variance and the Building Inspector was involved with any changes and asking for information about those changes, there was nothing currently within the Planning Board's purview to discuss or recommend other than Mr. Pramberg continuing to work with the Building Inspector. The Board did confirm for Mr. Pramberg that a driveway is considered a structure. It was noted that the ZBA's decision was very specific and should Mr. Pramberg decide that he would need to build a new house, he well may need to go back to the ZBA to request further relief.
<Board note: Mr. Heitz arrived at this time>
- Letter of Credit: received for "Trendezza" was approved by the Planning Board and Ms. Kenerson can send to the attorney for review.

ACTION ITEM: Ms. Faulconer needs to contact "Trendezza" to expand the escrow to pay for the Town Engineer's continued review.

- Reviewed issues re: 51 North Road and excavation and permit issues.
- Received request for retail dealer plates for Golden Motors at 72 Rte. 125; there was discussion that the site was not in compliance due to signage issues; the Board recommended denying the application and forwarding to the BOS for signature.

ACTION ITEM: Ms. Faulconer to send letter to applicant re: the Board's recommendation of denial; the site not in compliance.

- The Notice of Violation to Mr. Lancaster was reviewed; the Planning Board will send a letter to the BOS re: needing site review for structure and possible alteration of the site (berm may have been removed).
- Permit for 6 Sands Lane; informational only.
- 2015 calendar reviewed and accepted as presented.
- Terms of office were discussed; sign-up dates will be sent to the Board.
- Report from Town Engineer re: development at Torromeo property reviewed; State is "policing" requirements from Federal court mandate; Planning Board has no additional comments for the State.
- Mr. Coppelman confirmed that the sign at Dr. Shuman's had been approved by the HDC.

MM&S to adjourn at 8:04. (Motion by Mr. Coppelman, second by Mr. Landry) **PUNA**