

**Kingston Planning Board  
Minutes**

**February 3, 2015**

Members in Attendance:

Richard Wilson, Chair	Adam Pope
Glenn Coppelman, V. Chair	Peter Coffin
Ernie Landry	Stan Shalett
Carol Croteau, Alternate	

Members – Absent: Mark Heitz, BOS rep., Rich St. Hilaire, Alternate

Also in Attendance: Glenn Greenwood, Planner, Ellen Faulconer, Administrative Assistant/Board Alternate

**Michael Kalic**  
**102 Rte. 125**  
**Tax Map R8 Lot 48**

The Board invited Mr. Kalic in to review the approval previously granted for this location. Mr. Kalic explained that they have two employees/owners; they plan on doing inspection stickers and car repair along with auto sales. Mr. Pope stated that the Board reviewed the property file and servicing other vehicles, other than minor repairs to vehicles they owned for purposes of an inspection sticker, has technically never been approved. He noted the original approval for Mr. Durbin and the amendment to the approval for Mr. Lepage; he added that any further changes should be on the record. Mr. Greenwood explained that he had reviewed the file, including the minutes for Mr. Lepage's approval and it is clear that vehicle service was only in conjunction with the auto dealer operation in order to provide inspection stickers for those vehicles; it was not a main use. He continued that there was nothing in the Board records that says that vehicle repair was a permitted use; re-iterating that it was only for minor repairs in association with inspection for the vehicles for sale. Mr. Coffin stated that vehicle repair service for anything other than an inspection for the cars for sale would be a change in use. Mr. Greenwood agreed. Mr. Coffin confirmed that any proposed lighting and signage would need to conform to the current ordinances. Mr. Pope suggested that this would require at least a public hearing with the plan revised and to have one decision noting the conditions so the record would be correct. The types of repairs being proposed were discussed. Mr. Wilson explained to Mr. Kalic that the dilemma they face is that they do not require any further approval if they wish to comply with the existing approval of doing minor vehicle repairs such as changing a headlight to be able to give an inspection sticker to vehicles they are selling; if they wish to expand on the vehicle repairs, they would need an amended site plan. The applicant did clarify that engine repairs would not take place on site. There was continued discussion on repairs for motor

vehicles not being sold on the lot. Mr. Wilson explained that the Board can not give them authority automotive repair beyond minor repairs for an inspection sticker for vehicles being sold on the lot. Mr. Greenwood stated that they would need to have an amended site plan, not an expedited plan as it is a change of use. Mr. Pope explained that this action is necessary due to the actual approvals that had been requested and granted in the past. Mr. Greenwood noted that the property owner, Mr. Durbin, removed full auto repair in 2011 and any changes going forward from that date would be a change of use; he emphasized that this was the case for the Lepage approval as well; the minutes reflect that he would fix cars that he bought at auction and then put them out for sale; it was only repairs for cars he was selling and only minor repairs if they failed inspection; Mr. Kalik can begin work under these conditions without further approval; additional activity would require an amended site plan. Mr. Shalett agreed that this proposal would be a big change and require a public hearing.

The requirements for an amended site plan were reviewed. The Board agreed that the approved plan could be copied and amended by the applicant; an engineered drawing of the changes would not be required; any physical changes to the site, such as amendments to parking, should be shown on the plan. Items such as additional parking for employees and cars being serviced/dropped off were discussed. The Board clarified that there could be no parking outside of the fence, along Rte. 125. Mr. Coppelman confirmed with Mr. Kalik that Mr. Durbin would still be living on the property. Mr. Kalik was advised to review the Town's current Sign and Lighting Ordinances for compliance. They will come to the Planning Board office for a site plan application.

**Ilya Kolov**  
**Golden Motors**  
**72 Rte. 125**  
**Tax Map R8-35**

A letter of intent from Mr. Kolov was read. Mr. Wilson noted that normally there is an overabundance of cars on the site; he reviewed the plan showing Mr. Kolov areas where vehicles are not supposed to be displayed/parked: the "foundation" area on the right side of the plan as you face the building; exit areas are often blocked and they are to remain clear as shown on the plan; there is no parking on the grassed areas outside of the fence as shown on the plan. Mr. Kolov stated that once this is approved, he will be the only dealer on the site; Arch Deacon Motor Group is no longer on the property and the current dealer will be leaving. Ms. Faulconer told the Board that a notarized letter to that effect had been received. Mr. Wilson said that as long as he complied with the approved plan then the Board would not require any additional review. Ms. Faulconer noted that she had reviewed the plan with Mr. Kolov regarding the limitations for parking and expansion.

Mr. Kolov was reminded that he would need to get an Occupancy Permit prior to operating and a Sign Permit for any proposed signage.

**Board Business**

**Correspondence:**

- Legal correspondence was distributed to the Board.
- Enforcement request to remove the sign at 1 Meeks Road for non-compliance with the Town's Sign Ordinance was approved and signed to be forwarded to the Board of Selectmen.
- NHDES AoT permit received – Torromeo
- RPC request for Regional Transportation Projects; Mr. Coppelman noted that due to the delay of the Plaistow/Kingston project, he voted no on the plan. Ms. Faulconer will confirm that the BoS are addressing the letter.
- Trendezza escrow update received.
- Pellegrino request to approve a Letter of Credit to replace the cash bond; the Board approved his request to contact Attorney Kalman; the Board confirmed that this could be sent upon confirmation that there were escrow funds to pay for the review.
- Town and City magazine, Jan/Feb. edition

**MM&S to approve the minutes of January 6, 2015.** (Motion by Mr. Coppelman, second by Mr. Coffin) **Motion carried 6-0-1** with Mr. Shalett abstaining.

Mr. Wilson reviewed the upcoming election; two people had signed up for two positions. Mr. Landry offered to continue as an alternate for the Board. The election is March 10<sup>th</sup>.

The Board authorized Mr. Wilson's signing of Berkshire-Dominion's (Pondview) mylar.

**MM&S to adjourn at 7:35.** (Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**