

**Kingston Planning Board
Public Hearing
June 16, 2015**

The Chairman called the meeting to order at 6:45 PM.

Members in Attendance:

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

Members Absent: Mark Heitz, BOS rep., Alternates: Ernie Landry, Rich St. Hilaire

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

**Thomas Brouillette
Trendezza, LLC and Donald/Shibaun Heath
30 Marshall Road
Tax Map: Parcel A (R33-28) and R41-1**

Mr. Wilson called the hearing to order; no one representing the application was present. The Board moved forward with other business in case they were running late.

Board Business

- Tower co-location at 1 Granite Road was reviewed. Mr. Greenwood explained that the building permit showed the equipment being built within the current reserve location. He continued that in the past this would have required an expedited review but with the new law, that was no longer necessary but it was up to the Board. Mr. Greenwood confirmed that the proposal is entirely within the existing fenced in area; there is currently a generator already on site, this would be an additional generator. The Board reviewed the proximity to residents; Mr. Wilson noted that it is at least 150 feet to the nearest abutting property. Attorney Victor Manougian explained that the self-contained generator emits approximately the same sound as a small pick-up truck and cycles once a day in early afternoon. Mr. Greenwood stated that he had reviewed the previous site plan; he explained that the Board required co-location so there is really no need for an expedited review since the applicant is complying with the Town's requirement for co-location utilizing the existing approved site plan; he confirmed that his recommendation was no review required. Attorney Manougian stated that the federal requirement for co-location was no further review required when the proposal is not extending the current height or the existing compound; the antenna will be set at 135 feet on the tower; the shelter on the concrete pad and the generator and propane tank is within the existing compound; it will include an "ice bridge" as a shelter for the electronics from the tower to the shelter to protect the wires from ice. Mr. Pope noted that the current propane tank is an underground tank.

MM&S that no further Planning Board review is required for this permit.

(Motion made by Mr. Coppelman, second by Mr. Coffin) **PUNA**

Return to the 6:45 hearing:

At 7:10, Mr. Wilson returned to the 6:45 hearing; none of the applicants for the scheduled hearing were present. Mr. Greenwood noted that at the previous hearing, a continuance had been requested and granted; the Heaths were present when the date of the continuance was granted.

MM&S to deny the Brouillette/Trendezza/Heath application without prejudice.

(Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**

Correspondence:

- Voluntary Lot Line Merger was received; the ownership on the deeds is under PSNH, the Board questioned whether that was correct as they were now “Ever Source”; the Board had no documentation that the person who signed the merger forms, Walter Balinsky, had the authority to sign the paperwork. The applicant will be contacted to confirm the affiliation; once received, the Board will readdress the merger.
- Zoning verification signed for Kingston Children’s Center.
- Town Engineer invoice approved and signed by the Chairman.
- Letter received from Mr. Osborne regarding complaint of noise berm removal and possible water issues at Lancaster property; the Board agreed with Mr. Osborne’s concerns; letter will be sent to Board of Selectmen for review and enforcement.
- CIP request form – nothing from the Planning Board at this time.
- PO for Highway book approved and signed
- Copy of Intent to Excavate received from BoS for Torromeo/Dorre Road
- Town Engineer review of Marshall Road; engineer’s reply; the Board will talk with Mr. Quintal about any other action he recommends for the Board.
- Blake property – reclamation plan reviewed; Mr. Greenwood said that the plan does what the Board requested due to the actual activity and is comfortable with what was submitted as he doesn’t look at the activity on the site as a true excavation per the intent of the regulation; there was discussion regarding the excavation and removal of material; Mr. Pope agreed that the plan submitted was what the Board asked for under the circumstances. Mr. Greenwood suggested the Board members look at the site; Mr. Wilson said an issue had been the proximity of the excavation to the Little River; Mr. Greenwood answered that the State had taken care of those issues although he had not seen a final letter from the State confirming that all the issues were addressed and the process closed; he suggested the Town receive that information prior to accepting the plan as presented. Mr. Greenwood recommending putting off the acceptance until that time; he will call Andy Galloway about getting that letter.
- Procedure regarding Board expenses was reviewed; expenses are to be submitted to the Planning Board for approval, not directly to the Board of Selectmen.
- RPC annual dinner expense approved for Commissioners – Mr. Coppelman and Mr. Coffin

- Concerns and questions from Mr. St. Hilaire were reviewed. The Board recommended that Mr. St. Hilaire continue the practice of issuing a single driveway permit for a development's private road and not issue individual driveway permits as they do not access a Town-approved/accepted road. There was a brief discussion regarding Mr. St. Hilaire's concerns with Stormwater Management; the Board approved the "subcommittee" meeting and reviewing the current regulation for suggestions/amendments/proposal to the Board.
- Mr. Wilson asked the Board to do some "homework" for the next meeting and review sites as they drive around Town for compliance concerns that either he or the office had received: Ken's Auto on PowWow River Road and possible excess vehicles parked on unpaved surface; corner of Danville Rd./Ball Rd. and army surplus vehicles for sale; it was noted that the property on Rte. 125, Alternative Sales also had multiple army vehicles for sale; Ms. Faulconer will ask the Inspectors if they have any input on the sites. Other sites to be reviewed: ECSI for compliance with existing site plan as it appeared to have additional trailers and other equipment on the property; the Wayne Kinney site near Colonial Road appears to have overflow parking for vehicles from Plaistow Subaru; Fremont Pizza had new signs for their expansion that are not in compliance with the sign ordinance.
- The Board received plans submitted to the Inspectors regarding Fire Safety compliance which shows a function facility area and other changes that have not been approved by the Board. Mr. Greenwood re-iterated that the Board had granted them to continue as a restaurant with any other changes needing to come back to the Board prior to operation; the plan provided to the Fire Chief and the Inspectors is not a plan approved by the Board; they would need site plan approval. The Board will send a letter to the Fire Engineer that the plan he is asking to review for safety issues is not a plan approved by the Town; all other parties including Town Inspectors will receive a copy of the letter.

Draft proposals for ordinances/regulations were distributed for the Board to review in preparation for the next meeting.

MM&S to approve the May 19, 2015 minutes as presented. (Motion by Mr. Coppelman, second by Mr. Coffin) **Motion passed** 5-0-1 with Mr. Pope abstaining.

MM&S to approve the April 25, 2015 site walk minutes as written. (Motion by Mr. Coffin, second by Ms. Croteau) **Motion passed** 4-0-2 with Mr. Pope and Mr. Coppelman abstaining.

Mr. Wilson reviewed the meeting with the Town's attorney regarding 107 New Boston Road.

Ms. Faulconer and Mr. Greenwood will review the Innovative Zoning Ordinance and the four-plex requirement and report back to the Board at the next meeting.

MM&S to adjourn at 7:50. (Motion by Mr. Coppelman, second by Mr. Pope) **PUNA**