

**Kingston Planning Board
Public Meeting
July 21, 2015**

The Chairman called the hearing to order at 6:47 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Richard Wilson, Chairman
Glenn Coppelman, Vice Chair
Peter Coffin

Carol Croteau
Stan Shalett

Members absent: Mark Heitz, BOS rep, Adam Pope; Ernie Landry and Richard St. Hilaire (Alternates)

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

Board Business

Correspondence:

- A letter received from High Point 360, Inc. re: business asking for decision as to whether it meets current approval at Commerce Park; the Board was informed that there are two parking spaces for the unit but there is more parking at the end of the lot that employees could use; the sales are 99% on-line with very little, if any, retail; they will occupy the space as it exists.

MM&S that no further review is required from the Planning Board per the activity as presented in the letter. (Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**

- Mr. Saindon told the Board that he was not running a business on his property, he had a home office only adding that he was not storing plumbing supplies outside, he had a yard sale. He continued that he has stuff in his yard that didn't sell that is in his garage and also in his yard. Mr. Wilson explained that when taxes increase, people sometimes complain about things like this so they don't diminish the value of the property. Mr. Saindon complained about 19 Page Road. Mr. Wilson stated that there has been review of that property as well. Mr. Saindon re-iterated that he has a yard sale but it is not storage for plumbing supply. Mr. Coppelman explained that a "hidden" office is an in-home business that isn't visible. Mr. Wilson added that it is not considered "invisible" when tubs and other items are for sale. It was suggested that to avoid further issue, the material and items for sale should be stored inside and only put outside on the weekends when he is having his yard sale.
- Chris Bashaw's property and Alternative Sales was reviewed for compliance with State Motor Vehicle sales requirements and site plan requirements. Ms. Faulconer will contact the dealer desk for clarification on licensing requirements and the point in which it is

required. Mr. Wilson explained that vehicle sales was not an approved use for Alternative Sales. Mr. Bashaw's discussion will be continued to the Board's next meeting on August 4th; he will speak with Ms. Faulconer on Wednesday regarding any specific items or clarification on his activity regarding vehicle sales.

- Letter received from DES re: restoration at 75 New Boston Road.
- Letter received from Steppin' Out; they are on the August 4th agenda for expedited review.
- Letter re: ministry request at 160 Main Street; Mr. Coppelman expressed concern regarding the parking during the Friday hours due to the activity already on the site during those hours. The Board agreed that the Sunday hours were not an issue for parking. Mr. Greenwood reviewed the parking regulations in site plan; two parking spaces are required for every three seats in a religious center. He stated that 25 seats, per the letter, would require 16 parking spaces.

The Board agreed that the ministry is able to open for the stated Sunday hours; prior to opening on Friday evenings, the Board will continue the review and meet with the applicant and property owner at the next meeting, August 4th to review parking information/activity on the site during the proposed Friday evening hours.

- Reports received from the Town Engineer re: Trendezza development
- Kalil Motor Vehicle plates request signed.
- Kalil escrow released
- Budget submission request received from the Board of Selectmen; the Board will review at the next meeting.
- Bond Balances reviewed.
- Letter of complaint received re: 26 North Road; Ms. Faulconer stated that the abutter to the property was referred to the Planning Board by the Police Chief and was told to write a letter to the Planning Board. Ms. Faulconer said that the BoS had also received the letter and had met with the parties. No action was taken by the Board at this time.
- Letter re: possible painting activity at 68 Rte. 125; the Board referred to the BoS for investigation with a recommendation to be reviewed by the Health and/or Fire Department at the BoS' discretion.
- Request for Transport plates for National Recovery Services at 52 Rte. 125; there does not appear to be any approvals for this company at this location; the application was deferred pending further investigation. ***Ms. Faulconer to send a letter to the applicant explaining the need for site plan approval prior to this activity occurring on the site.***
- Memo from the BoS office concerning building permits and HDC requirements with a suggestion to change the phrase "building permit" to "permit"; the Board will add to their project list for this year.
- Town and City magazine, July/August edition
- Blake reclamation project reviewed; two required items are missing per the May 5th meeting; ***Mr. Greenwood will call the parties to notify them of the items still missing for the Board's final approval.***

MM&S to accept the minutes of May 5, 2015 as written. (Motion by Mr. Coffin, second by Mr. Coppelman) **PUNA**

MM&S to accept the minutes of June 16, 2015 as written. (Motion by Mr. Coffin, second by Mr. Coppelman) **PUNA**

MM&S to accept the minutes of June 23, 2015 as written. (Motion by Mr. Coffin, second by Ms. Croteau) **Motion passed 4-1-0** with Mr. Coppelman abstaining.

Compliance Review

Daher Motors: cars are not in approved parking/display areas; unloading of cars have been seen adjacent to Rte. 125.

ACTION ITEM: Ms. Faulconer will ask them to come in to speak with the Board; add to the Aug. 4th agenda.

Memories: Mr. Greenwood stated that he reviewed the file and there has been no review or approval for the degree of celebratory function occurring on the property. Special events permitting was reviewed.

ACTION ITEM: Ms. Faulconer will send a letter explaining that the uses shown on their web site do not fall in line with the ice cream stand and current approvals; if the property owners want to do other activities than approved, they need an amendment to the site plan; currently the barn has not been approved for any activity. The letter should include the Board of Selectmen's ability to issue occasional special events permits but any type of public assembly in the barn was not part of an approval and would require site plan and health and safety review prior to any public use. The property owners can meet with Mr. Greenwood if they have any questions.

Ken's Auto: Complaint about car sales in front of the building; vehicles parked on unpaved surface.

ACTION ITEM: Ms. Faulconer will send a letter explaining that any expansion of use requires site plan approval; to avoid enforcement action, remove cars for sale and remove cars from unpaved surface.

ECSI: Activity on the site was discussed specifically the number of trailers with material being stored on the site; open trailers with material visible on the site. It was noted that a letter had recently been sent regarding a proposal to store asbestos on the site which had not been reviewed or approved by the Planning Board; Ms. Faulconer noted that there had been no response to the letter from ECSI.

ACTION ITEM: Invite them to meet with the Board about the activity on the site.

Wayne Kinney property: Ms. Faulconer will speak with Chief Seaman to determine if the issue of the overflow parking is still occurring; if it is, Ms. Faulconer will send a letter that the use is not approved and should be discontinued until site plan review.

Fremont Pizza: the Board will check on whether the signs have been moved as requested and report back to determine if further action is required.

Ms. Faulconer stated that the subcommittee met and did have a proposal regarding lot lines; language will be provided at the next meeting; Stormwater Management review had begun.

Mr. Wilson noted the Board had been served regarding the Jericho Dr. decision; Mr. Greenwood was given authority to contact Attorney Loughlin; the Certified Record has been received.

Mr. Shalett expressed concern regarding the property located at 187 Main Street; Mr. Coppelman stated that Selectperson Korn addressed this at the HDC meeting and the BoS are directing that Buildings and Grounds mow the lawn. Mr. Coppelman said the assumption at this point, due to the Town winning the lawsuit, is that they own the property and can therefore mow the lawn. Mr. Shalett will contact the BoS office to find out when this can occur; he is concerned with mosquitos multiplying in the current conditions on the property.

Mr. Coffin gave a ZBA update. He also announced that the ZBA is looking for members in case anyone knows someone who might be interested. Mr. Coppelman confirmed that the position would be filled until the March election; he suggested using the cable channel, web site and newspaper to ask for volunteers.

Mr. Coppelman updated the Board on the last HDC meeting; the sign application for 160 Main Street was continued.

MM&S to adjourn at 7:58 PM. (Motion by Mr. Coppelman, second by Mr. Coffin) **PUNA**