

**Kingston Planning Board
Public Meeting
August 18, 2015**

The Chairman called the hearing to order at 6:48 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Richard Wilson, Chairman
Glenn Coppelman, Vice Chair
Peter Coffin
Ernie Landry (Alternate)

Carol Croteau
Stan Shalett
Adam Pope

Members absent: Mark Heitz (BoS rep.), Richard St. Hilaire (Alternates)

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

Mr. Wilson announced that pending additional Board members' arrival, Mr. Landry will be a voting member.

**ECSI
111 Route 125
R10 Lot 2**

Mr. Wilson noted that no one from ECSI was in attendance for tonight's meeting. Ms. Faulconer confirmed that the property owner had received the certified mailing inviting them to tonight's meeting to discuss compliance concerns of the site. Mr. Wilson suggesting postponing any action until the end of the meeting in case a representative showed up.

Board Business

Correspondence:

- Memo re: ZBA denial of Lancaster request for re-hearing
- Memo re: ZBA application for R8-41
- Notice from Stratham re: cell tower proposal
- Letter from Rick Korn about re-opening restaurant at 143 Main Street and operating under the existing approval that was attached to the letter. The Board agreed that based on that, no additional review was required at this time. The Board also authorized Ms. Faulconer to write a letter to the Liquor Commission regarding compliance with local ordinances.
- Voluntary lot line adjustment requested by the Town; approved by the Board.
- Email from Kevin St. James regarding possible activity associated with Drug Court.
(Board note: Mr. Pope arrived at this time)

The Board reviewed the property and any possible issues. While the Board determined that the hours would not be an issue, parking would be a possible concern/problem that would need to be discussed during site review; the location would require HDC review; utilizing the Town Hall parking lot is not an option; recommend speaking with the Town inspectors regarding any possible use/permit issues; the level of site plan review would need to be determined upon reviewing the file.

MM&S to accept the July 21, 2015 minutes as written. (Motion by Mr. Coppelman, second by Mr. Coffin) **Motion carries 4-0-2** with Mr. Pope and Mr. Landry abstaining.

(Board note: Mr. Shalett arrived at this time; Mr. Landry is no longer a voting member for the evening)

Mr. Coffin asked Mr. Greenwood about his meeting with Memories. Mr. Greenwood stated that he was doing a thorough review of the file to see what approvals had been granted and meeting again to review any discrepancies between Mr. Greenwood's and Mr. Padfield's interpretations of permitted uses. Mr. Greenwood will report to the Board after that meeting. Mr. Greenwood also added that he mistakenly thought that there were alternate positions available on the Board and Mr. Padfield had sent a request to be on the Board; Mr. Greenwood contacted him about his mistake; Mr. Padfield has asked that his letter request remain on file. Mr. Greenwood added that he did suggest that the ZBA might have an opening but Mr. Padfield was not interested in the ZBA.

Ordinance review:

The Board reviewed the Nuisance, Junk and Junkyard proposed definitions. Possible language changes were reviewed. There was a discussion as to whether definitions were enough and an ordinance might also be required.

ACTION ITEM: Mr. Greenwood will draft an ordinance for Junkyard/Salvage Yards and incorporate definitions within the ordinance and bring back to the Board for the next meeting.

ECSI

111 Route 125

R10 Lot 2

Mr. Wilson stated that no one had arrived at the meeting from ECSI and asked the Board how they wanted to continue; the Board agreed to ask the Selectmen for enforcement.

ACTION ITEM: Mr. Greenwood and Ms. Faulconer to review the file and prepare a Notice of Violation/enforcement action request to be given to the Board of Selectmen. The document will be sent to the Planning Board members for review prior to submittal to the BoS.

Board Business, continued

- Mr. Wilson reminded the Board that there was no meeting next week; the next meeting will be September 15, 2015.
- **ACTION ITEM:** Ms. Faulconer will send a reminder to Department Heads/Committees that the CIP submission deadline is coming up shortly.
- Mr. Coppelman was asked about any possible language updates regarding agriculture. Mr. Coppelman reviewed meetings he has been attending concerning agriculture and agritourism that could be far-reaching with the issues being very complicated. He discussed recent court cases about this issue that has determined that agritourism is not considered an agriculture activity; previous and possible proposed legislation were noted. He said that based on the on-going activity at the State level, he was waiting to see how the process wound up before proceeding with any agriculture ordinance proposals.
- Following up on a previous discussion, Ms. Faulconer asked if Mr. Greenwood knew of any language regarding solar panels/photo voltaic requirements.
ACTION ITEM: Mr. Greenwood will check with OEP for possible language.

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