

**Kingston Planning Board  
Public Meeting  
October 6, 2015**

The Chairman called the meeting to order at 6:45 PM. There were no challenges to the legality of the meeting.

Members in attendance:

Richard Wilson, Chairman	Carol Croteau
Glenn Coppelman, V. Chair	Peter Coffin
Ellen Faulconer (Admin. Asst./Alternate)	

Members absent: Adam Pope, Stan Shalett, Mark Heitz (BoS rep.), Richard St. Hilaire (Alternate), Ernie Landry (Alternate)

Also in Attendance: Glenn Greenwood, Circuit Rider Planner

Mr. Wilson announced that Ms. Faulconer will be a voting member for tonight's meeting.

**Board Business**

**Correspondence:**

- Mr. Pope's upcoming schedule was reviewed.
- The Town Engineer's report on the Blake property site walk was read; Mr. Coppelman noted that the report was comprehensive with very appropriate comments; he agreed that site stabilization is appropriate adding that the Board should put dates on the timeframes associated with the recommendations. Mr. Coffin stated that they need to come into compliance with the submitted and approved drawings concerning the gradual slope. Mr. Coppelman added that Mr. Galloway needs to follow the approved plan not the property's owner request. Mr. Coffin said that the Board tried to be helpful and didn't exactly follow our own procedures and it now has become a problem; he added that he hopes the Board learns from this for the future. The Board consensus was to either comply with the approved plan or apply to amend the site plan. Mr. Wilson suggested sending a letter to Mr. Quintal to let the property owner/developer know that the 4 recommendations outlined in his letter should be done immediately. Mr. Coppelman reiterated his position of needing a date for completion included. Mr. Coffin suggested that completion by the end of October would be a reasonable timeframe. Mr. Coppelman expressed concern that it was probably too late to put anything down and expect that it would grow but agreed with the end of October deadline. Mr. Coffin suggested asking them to seed the area to try to stabilize it and to use a fast-growing product.

The Board reviewed the letter from Mr. Quintal and answered the questions he posed to the Board:

- a) yes, the existing conditions should be changed to match the proposed approved grades
- b) no, an amended plan is not required as the existing plan needs to be met

c) yes, further inspections should be required; once when the owner/developer notifies the Board and/or Town Engineer that the work is complete and another time in the Spring to confirm site stabilization.

d) yes, a restoration bond should be required as the site is not yet stabilized; site stabilization will need to be confirmed in the Spring; the Board asked that Mr. Quintal determine an appropriate amount for the Bond.

Mr. Coppelman re-stated how pleased he was with Mr. Quintal's report adding that it was very thorough; it was great to have the pictures with the report and his recommendations.

The Board actions/recommendations were approved by unanimous consensus.

- RPC yearly dues received; goes to BOS.
- Complaint received re: Lancaster property; the "noise" berm was removed again; the Board noted that multiple cars for sale are on the grassed area adjacent to Rte. 125 and this is not only non-compliant with the site plan but also creates a safety issue along that corridor. The Board discussed notifying the State re: cars for sale near/in their ROW; that will be left to the discretion of the BOS.  
**ACTION ITEM:** Send enforcement request to the BOS regarding the auto sales on grass adjacent to Rte. 125 on the Lancaster property.
- Request from OEP re: 2015 survey – Mr. Greenwood and Ms. Faulconer will review and return to the Board if necessary.
- Land Use Books ordered
- Berkshire Dominion, AKA Saddle Up – Mr. Greenwood said that currently there is not a complete application without the Professional Review bond in place. There was discussion about removing it from the October agenda. Ms. Faulconer explained that the abutters' notices and legal notice already happened; Mr. Greenwood said that the hearing could at least be opened and continued as necessary as long as the application was complete prior to the start of the hearing.  
**ACTION ITEM:** Cancel the scheduled Technical Review Committee meeting until the Bond is posted and the application is complete.
- Memories review: Mr. Greenwood stated that he is finalizing his review and will send a letter to the Board for their review.
- A complaint was received from a tenant at Commerce Park re: storage of chemicals. Mr. Coppelman stated that chlorine vapor is a potential safety issue. The Planning Board has no recollection of a review of D\$P Swimming Pool Construction Inc.; there is nothing in the file.  
**ACTION ITEM:** Ms. Faulconer will review with Mr. Steward.

## **Ordinance/Regulation Review**

### **Junk/Nuisance:**

The language for "junk" and "nuisance" has previously been distributed and reviewed. There was Board consensus approving the language and to move it forward to public hearing prior to the March election. Mr. Greenwood clarified that "junk" and "junkyard" definitions would be added to the definitions section of the ordinance; "nuisance" would be added to the general

standards section, Ordinance 400, possibly section 416. There was discussion regarding defining “salvage yard”; Mr. Greenwood said that per the “junkyard” definition, it wasn’t needed.

**ACTION ITEM:** Ms. Faulconer and Mr. Greenwood will establish the correct section #'s within the ordinance for posting purposes.

#### **Lot Lines:**

Mr. Greenwood explained that the subcommittee suggested the requirement of designing as perpendicular and if not able to be done, the design could be brought to the Board to determine if another design was valid. The interpretation of the language was discussed.

**ACTION ITEM:** The Board will review for the next meeting.

#### **Access Management:**

The Board reviewed the proposed change to 905.14 (E)2 – changing the word “encouraged” to “required”.

By unanimous Board consensus, this regulation change was approved to be posted and go forward to public hearing.

#### **Lots:**

The Board reviewed the proposed changes to 905.6 “Lots”.

By unanimous Board consensus, this regulation change was approved to be posted and go forward to public hearing.

#### **Renumbering Plans Procedure:**

The proposed changes were distributed to the Board to be discussed at the next meeting. An initial system using letters instead of numbers was proposed with the final information being added to the mylar prior to recording. Ms. Faulconer noted that many of the suggestions from the Inspectors and Board of Selectmen’s office regarding road names and addresses were already requirements for the final plan.

#### **Upcoming meetings**

The Board decided to cancel the October 27<sup>th</sup> meeting and instead have the meeting for November 3<sup>rd</sup> as there was no election being held in Kingston on that date.

**ACTION ITEM:** Ms. Faulconer to review the Board membership regarding terms of office.

**MM&S to adjourn at 7:45 PM.** (Motion by Mr. Coffin, second by Mr. Wilson) **PUNA**