

**Kingston Planning Board
Public Hearing
January 5, 2016**

The Chairman called the hearing to order at 6:50 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
Adam Pope	Ernie Landry (Alternate)
Stan Shalett (arrived with mtg. in progress)	
Mark Heitz, BOS rep.	

Members absent: Richard St. Hilaire (Alternate)

Also in Attendance: Glenn Greenwood, Circuit Rider Planner.

Mr. Wilson noted that Mr. Landry will be a voting member this evening pending Mr. Shalett's arrival.

Warrant Articles Public Hearing

Mr. Wilson explained that this was a continuation from the December public hearing. The amendments as decided at the last public hearing were distributed and reviewed.

MM&S to move the amendments as presented this evening to the Town Meeting/Warrant. (Motion by Mr. Coppelman, second by Mr. Coffin) **Motion passed 6-0-1** with Mr. Heitz abstaining.

The language as presented for the warrant article was approved by Mr. Greenwood and the Board.

<Board note: Mr. Shalett replaced Mr. Landry at this time.>

Board Business

Correspondence:

- Information to Peter Loughlin re: Lancaster case; the packet was given to Mr. Coppelman in case he was contacted by the attorney.
- Letter from Mr. Kalil re: Little Old Lady site; a letter will be re-sent regarding the possible detailing commercial use on the property.
- Letter from Patriot Park; Mr. Steward confirmed the site is in compliance; the Board does not need any further review for the plumbing to go forward; needs BOP, sign permit, etc.
- Cease and Desist request will be completed and given to the BOS for ECSI.

- 138 Main St. (former Clark Oil site); “Savinelli” asking for permit; a letter will be sent asking to receive a letter of intent to the Board agreeing with the existing site plan/approval.
- Dennis Quintal’s report dated 12/16/15 for King’s Landing.
- RCCD test pit report received; Mr. Greenwood will contact RCCD re: the Town process for test pits.
- David Edmunds, Commerce Park – the Board conditionally approved the use with no further review required pending receipt of a letter confirming the hours of operation and that all storage will be inside the building.
- Evergreen Auto and Truck recycling info. received; the owner will be contacted asking for a letter of intent agreeing with existing approved site plan.

John LaRiviere
Trendezza
22 Marshall Road
Tax Map R33-27

The Board had received a request regarding waiving the School portion of the Impact Fees for the development. The Board reviewed the Impact Fee Ordinance and Age-Restricted Housing. The Board agreed that the language in Article 208 – 5 (C) states that School Impact fees don’t apply. Mr. Coppelman asked about the status of the Cease and Desist Order on the property. Mr. Wilson explained that it had been lifted; Mr. LaRiviere reviewed his compliance with the order. The Board clarified that the Town Engineer was supposed to be present for the inspections and he wasn’t and did not have the proper notification to be able to view the inspection.

Board Business, continued
Correspondence, continued:

- 2 Marshall Road – MFM Auto Sales was requesting a State license that requires not only an office on the site but the ability to sell at least one vehicle on the property. Mr. Coffin stated that the Board should not open the door for vehicle sales on the property. There was discussion regarding the Board’s previous approval for an office with no vehicles sold on the site and the State’s requirements. The zoning and associated ordinance was reviewed. Mr. Coppelman noted that the Rural Residential Zone does not allow vehicle sales.

MM&S to deny the request in the letter because on-site vehicle sales are not a permitted use in the zone. (Motion by Mr. Coffin, second by Mr. Coppelman) PUNA

- Letter notifying the Board of an increase in the attorney’s fees.
- Memo re: Ms. Faulconer’s discussion with Attorney Loughlin regarding “indefinite” requests for notification of zoning ordinance changes; Attorney Loughlin suggested language limiting the request to December prior to the Town meeting; the language was approved by the Board. Ms. Faulconer will respond to the “indefinite” requests with this information.
- Important Town Dates reviewed.

- 2016 Board calendar was reviewed; Ms. Faulconer was authorized to prepare the amended calendar, work out dates with the HDC and post when finalized.

Board Update:

- **CIP:** Mr. Coppelman reviewed the process; the spreadsheet and text are being updated; the Committee will meet again on January 25th at 7:00 PM.
- **HDC:** Mr. Coppelman said the by-laws had recently been updated; there was no further information from the assisted living facility that had come before the Planning Board for preliminary review.
- **ZBA:** Mr. Coffin stated that the Board had not met for a couple of months and there was nothing scheduled for January.
- **KHC:** Mr. Landry said that there was nothing pertinent to the Planning Board.

Ms. Faulconer noted that there were no submissions for the public hearing date for January and any public hearings needed for warrant articles was finalized at this evening's hearing. The Board decided to cancel the January 19th hearing date. Mr. Wilson will review if there is anything pending for the Board on the 19th to determine the status of the January 26th meeting.

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