

**Kingston Planning Board
August 2, 2022
Public Hearing
Meeting Minutes**

Members present:

Lynne Merrill, Chair
Chuck Hart, BOS representative
Peter Bakie
Peter Coffin
Glenn Coppelman
Steve Padfield

Member absent:

Chris Bashaw, Vice Chair
Robin Duguay

Others present:

Ellie Alessio, BOS
Phil Coombs, DPW Director
Glenn Greenwood, Town Planner
Richard Wilson, BOS

Ms. Merrill called the meeting to order at 6:30 p.m.

Review of Correspondence:

There was no correspondence to review.

Sale of Town-Owned Land:

There was a discussion of 3 parcels of town-owned land to be sold on recommendation of the BOS.

1. R-29, lot 5: Approximately 1/2 acre on 125 but has an access road via Depot Road. The BOS received a letter from Amy Gabriel regarding buying back this parcel of land. It was purchased in 2004, but the town took possession of it on 1/29/11. She requested to pay the back taxes on this land and purchase the lot. It is assessed at \$25,000, and the current tax burden is \$4,009.50. As this parcel abuts a larger lot that has been considered for development, there was a discussion of whether this land should be retained by the town for future needs for water or gas lines, etc. **MM&S: Mr. Coppelman made a motion to deny the BOS recommendation to sell this land due to the potential need for future town use. Seconded by Mr. Bakie. PUNA/passed unanimously.**
2. U-1, lot 35: The owner of the property at 9 Hooke Avenue (U-1, lot 34) wishes to purchase this lot in order to move their septic system and improve the water quality as they are on Country Pond. **MM&S: Mr. Bakie made a motion to accept the BOS recommendation to approve the sale of this land for the reasons outlined above. Seconded by Mr. Coffin. PUNA/passed unanimously.**

3. R-16, lot 13: Scott Orleans of 35 Rowell Road in East Kingston would like to purchase this lot. He currently also owns the land at R-17, lot 14. His home is located on an abutting property in East Kingston, and he already has a Right of Way through this lot. There was a discussion about the relationship between R-16/lot 13 and R-17/lot 14, and it was agreed that more information is needed. **MM&S: Mr. Coppelman made a motion to table this until more information is available. Seconded by Mr. Coffin. PUNA/passed unanimously.**

Request to Review Driveway Permitting Process

The BOS and the Highway Department requested that the PB discuss changes to the driveway permitting process.

MM&S: Mr. Coppelman made a motion to accept Phil Coombs' proposed MOU. Seconded by Mr. Coffin. PUNA/passed unanimously.

Also related to this discussion, Ms. Merrill noted that there were 2 recent driveway issues before the PB that highlighted the need for a discussion of the following issues:

1. Prior to this meeting, Mr. Bashaw informed Ms. Merrill that the regulations do not specify the definition of a driveway.
2. It was learned that the town has no jurisdiction of a driveway that is located off of a state highway. There was a discussion of whether the regulations should be amended.
3. Permitting for re-paving: There was a discussion regarding the permitting requirements of property owners who are re-paving a driveway with no changes.

It was decided that no action is required at this time.

Listing of Fees on the Town Website

It was noted that the town's website helpfully lists the various inspector fees. There was a discussion regarding the possibility of listing all town fees in one spot on the website to make it easier for applicants. Mr. Coffin will put this information together in a presentable format for the website.

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Open Admin Position

The interviews have been completed. The new hire will be working increased hours for the first month or so for training.

Procedure for Letters Received

Ms. Merrill suggested that the PB discuss how to handle the discussion and response to the receipt of letters. There was a discussion regarding the possibility of requiring the individual who wrote the letter to appear at the meeting. This would help facilitate a resolution. Any issues in the letter can be discussed during the public hearing as public comments.

Discussion of Pending Projects

Ms. Merrill mentioned that the sale of the lot adjacent to 154 Route 125 to Camper's Inn is closing tomorrow. The title was cleared. Since the buyers did not request an extension from the PB, they will need to re-apply.

The gas station application from Summit has gone before the ZBA and should be coming before the PB soon.

**MM&S: Mr. Bakie made a motion to adjourn the meeting at ____ p.m. Seconded by Mr. Coffin.
PUNA/passed unanimously.**