

KINGSTON PLANNING BOARD

JULY 18, 2023

PUBLIC HEARING/MEETING

MINUTES

Ms. Merrill called the meeting to order at **6:45 PM**; there were no challenges to the legality of the meeting.

MEMBERS PRESENT:

Lynne Merrill, Chair	Peter Bakie
Robin Duguay, Vice Chair	Peter Coffin
Chris Bashaw, BOS Representative	Steve Padfield
Rob Tersolo	

ALSO PRESENT:

Glenn Greenwood, Town Planner
Dennis Quintal, Town Engineer.

Ms. Merrill declared a quorum present and introduced the Planning Board ("PB" or "Board").

PUBLIC HEARING(s) (in these minutes)

Housing Support, Inc., 186 Main St., R34-21	Pg. 1
Summit Distributing, LLC, 249 NH Route 125	Pg. 2
Unitil Energy Systems, 24 Towle Rd., R12-26	Pg. 2

Request for a continuation to August , 2023:

Housing Support Inc.

186 Main Street

Map R34 Lot 21

Ms. Merrill read the legal notice.

Purpose:

This is a site plan review application for the total renovation of the existing structure to create four (4) one (1) bedroom housing units, including a small addition at the rear. Also, the extension of the right-side driveway to accommodate one handicapped parking space and three extra parking spaces at the rear.

Ms. Merrill explained that upon guidance from counsel the applicant is going to apply to the ZBA and that this is the reason for their request for an extension.

Motion made by Mr. Coffin that at the request of the applicant, Housing Support, Inc., Map R34 Lot 21, the Planning Board public hearing will be continued to August 15, 2023 at 6:45 PM at the Kingston Town Hall. If the applicant has new plans, they must be submitted in writing to the Planning Board office by Thursday, August 3, 2023 at noon. Seconded by, Ms. Duguay. A vote was taken, all were in favor, the motion passed. (7-0-0)

Ms. Merrill explained the hearing process. The applicant will present their materials. After the Board will get comments from the departments, Town Engineer, Town Planner, followed by questions from the Board. Then public comment, then back to the Board and then the Board will make any decisions that need to be made.

REQUEST FOR CONTINUATION TO AUGUST 15, 2023

Summit Distributing, LLC

Kingston Crossing, Inc.

249 N.H. Route 125

Map R40 Lots 15 & 16

Ms. Merrill explained that this proposal is working its way through the ZBA process and since the ZBA proceeding has been continued to August the applicant has requested a continuance to the Planning Board's public hearing on August 15th.

Motion made by Mr. Bashaw that at the request of the applicant, Summit Distributing, LLC, Inc., Map R40 Lots 15 and 16, the Planning Board public hearing will be continued to August 15, 2023 at 6:45 PM at the Kingston Town Hall
Seconded by, Ms. Duguay. A vote was taken, all were in favor, the motion passed. (7-0-0)

Unitil Energy Systems

Property owner: 24 Towle Road Realty Trust

24 Towle Road

Map R12 Lot 26

<Board note: This hearing began at 6:50 PM.>

Ms. Merrill explained that the application is postponed until August 15. New plans have already been submitted.

BOARD BUSINESS

Approval of the Unitil site walk minutes of June 17, 2023:

Motion made by Mr. Coffin to accept the 06/17/2023 minutes as presented. Seconded by Ms. Duguay. A vote was taken, all were in favor, the motion passed. (7-0-0)

Approval of the Planning Board minutes of June 20, 2023:

Motion made by Mr. Coffin to accept the 06/20/2023 Planning Board minutes as presented. Seconded by Ms. Duguay. A vote was taken, all were in favor, the motion passed. (7-0-0)

The Kingston representatives to the Rockingham Planning Commission are up for renewal.

After discussion **Motion was made by Mr. Coffin and seconded by Mr. Padfield to nominate Glenn Coppelman to continue as a representative from Kingston. A vote was taken, all were in favor, the motion passed. (7-0-0)**

Motion by Mr. Bakie to nominate Robin Duguay as the second RPC representative. Second by Steve Padfield. A vote was taken, all were in favor, the motion passed. (7-0-0)

Discussion on 14 Hunt Road

Phil Coombs, Director of Public Works explained to the Planning Board that he was uncomfortable granting a driveway permit to property that potentially has an unapproved home occupation. As a result, he asked the planning Board to review this, and the property owner William Vazquez was asked to attend this evening as well.

The Planning Board reviewed the operation as described by the owner and reviewed the requirements for a home occupation. If the owner will move the stored business materials into his garage there will be no conflict with the home occupation ordinance.

Motion was made by Mr. Bashaw to issue the driveway permit at 14 Hunt Road, second by Ms. Duguay. A vote was taken, all were in favor. (7-0-0)

Motion by Mr. Bashaw, second by Ms. Duguay, that the Board take no further action regarding a home business at 14 Hunt Road as long as material storage takes place within the garage. A vote was taken, all were in favor, the motion passed. (7-0-0)

Correspondence:

The Board received an email from Celine Costa regarding food trucks. She invited PB members to visit the old Durham Town Hall to see the State of NH's first year-round food truck facility and she encouraged the Board to consider such a facility in Kingston.

Souhegan River View Investments

255 Route 125

Map R40 Lot 12

Ms. Merrill opened the public hearing at 7:11 PM and introduced the applicant. This is the first public hearing on this application, so the Board needs to take jurisdiction.

Motion made by Mr. Bashaw to invoke jurisdiction on the application with a second by Mr. Padfield. A vote was taken, all were in favor, the motion passed. (7-0-0)

The applicant requested a waiver of the towns mandatory preliminary review found in article 904.4 of the site plan review regulations. The request indicates that the proposal is for a barn for primarily private use so preliminary review is unnecessary.

A motion to waive preliminary review was made by Mr. Bashaw and seconded by Mr. Padfield. A vote was taken, all were in favor, the motion passed. (7-0-0)

The chairman asked the applicants agent, Mr. Gier from Jones and Beach Engineers to describe the project for the Board and public. The intent of this project is to construct a 2,000 +/- square foot barn for an ice-skating rink. The zoning is CII and Aquifer Protection District. There is a residence on the site and an automotive repair business.

Mr. Greenwood interjected that this complicated set of issues resulted in this application to the Planning Board.

Mr. Quintal reviewed his comment letter describing his deficiencies with the proposed plan (A copy of his letter is attached to these minutes.)

Mr. Greenwood then reviewed his comment letter regarding the proposal. Terry Conner, applicant, and property owner detailed that the proposed skating rink is 30 x 60 in size (1800 square feet) and would be for personal family use and would occasionally be used to give private one-on-one hockey skills lessons.

Abutters Gary and Kathy Avery voiced a number of concerns regarding how the proposed use will adversely impact their property. They asked what levels of noise will be generated by the use. Both by people using the facility and the cooling system that maintains the ice surface. What exterior lighting will be installed? The Avery's are already troubled by the lighting from the self-storage facility located across NH Route 125. The Avery's also expressed concern about the noise created by the rumble strips on NH Route 125. (Ms. Merrill described later that rumble strips are a Department of Transportation issue not a local issue.)

As detailed in Mr. Greenwood comments a conditional use permit is required for the commercial use of the skating rink as outlined in the Aquifer Protection District. Each of the five criteria were voted on separately. Each **motion was made** by Ms. Duguay and **seconded** by Mr. Bakie, and **each was voted in the affirmative by unanimous votes of the Planning Board.**

The Board granted the conditional use permit.

The Board discussed the suggestion by Mr. Quintal that a new septic system be installed on the site in conjunction with the construction of the Ice rink and barn. Mr. Gier suggested that this was not necessary for such a limited proposal. Mr. Quintal then suggested that a replacement area be shown on the plan in the event the existing system fails. The Board was in agreement with this proposal. The Board requested the applicant make the plan changes suggested in the letters by Mr. Quintal and Mr. Greenwood. **Motion was made by Mr. Bakie to continue the public hearing to August 15, 2023 at 6:45 PM with revised plans provided by noon on August 10, seconded by Mr. Bashaw. A vote was taken, all were in favor, the motion passed. (7-0-0).**

The Board had a short discussion regarding temporary signs and how the Planning Board should deal with them.

Ms. Merrill reminded Board members that the Historic District Commission will attend the August 1st meeting to discuss possible zoning changes.

Motion to adjourn made by Ms. Duguay and seconded by Mr. Bakie at 8:19 PM, so voted.