

## SUMMARY MINUTES

**Kingston Planning Board Site Walk**

7 Marshall Road (Bresnahan Self Storage facility proposal)

February 10, 2018

1. Meeting called to order at 8:00am
2. Attendees:
  - **Planning Board Members:** Glenn Coppelman, Peter Coffin, Chris Bashaw, Carol Croteau, Robert Pellagrino and Lynne Merrill.
  - **Conservation Commission Members:** Evelyn Nathan, Margie Bean and David Joy.
  - Charlie Zilch, SEC Engineering
  - Dennis Quintal, Kingston Town Engineer
  - Albert Brien, abutter.
  - Al Magnusson, member of the public.
3. Charlie Zilch reviewed the overall site plan with the group before starting the walk.
4. The walk started at the proposed entrance to the site on Route 107 (Marshall Road), also the southerly end of the parcel. The location appears to have good sight distance in both directions.
5. The group then walked the parcel boundary along Route 125, starting at the southerly end of the site where a significant population of Northern Blazing Star (a unique plant species) exists in the State right-of-way. Al Magnusson spoke to the importance of this planting, and said he'd been watching over it for many years as an "unofficial" caretaker. One proposed access on 125 is rather close to the planting area. Care will need to be taken to protect this area.
6. Mr. Bashaw asked Mr. Magnuson, who was in attendance at the meeting, if the State botanist felt that the wild flower patch was naturally occurring or if the flowers could have been planted there. Mr. Magnusson indicated that it's very possible the flowers could have arrived there from all the wild flower planting that his father did. Mr. Bashaw also asked if the State put up the signs designating the restrictions in that area; he indicated that he is the one who put up those signs and has been maintaining the area.
7. Moving north along Route 125, the group discussed natural buffering within the State ROW that will remain, and the significant natural screening that exists.
8. Discussion took place regarding the accesses onto Route 125, the need for them, and the safety issues they may present on that stretch of roadway. There may soon be an upgrade to the intersection of Routes 107 and 125 that could impact these. Ultimately, the NH Dept. of Transportation will have to grant permits for any accesses on these two roads. The Town of Kingston should make comments directly to DOT if there are opinions or concerns regarding the accesses.
9. The group then walked through the interior of the parcel and viewed the several Vernal Pools that exist. It is acknowledged by the applicant that these are critical wetland features that need protection throughout the process.
10. Finally, the group viewed the buffer area along the abutting properties on Route 107, Albert Brien's parcel having the largest common boundary with this site. The applicant will be maintaining the natural vegetation that currently exists in the required 50' buffer to the residential properties.
11. At least two issues will require further review/investigation:
  - Commercial Zone CII does not allow residences. The proposal contains a building to house an office, as well as a residence for a full-time caretaker. A Variance may be required if the Planning Board does not have the latitude to allow it.

- Impervious lot coverage is currently 36%. The Aquifer Protection District (in which this parcel lies) allows up to 35% with proper stormwater management techniques implemented. This could be handled by a Variance, or an adjustment of the plans to reduce the impervious area by 1%.

12. G. Coppelman adjourned the meeting at 9:30am.

Respectfully submitted,  
Glenn Coppelman  
Chairman