

Summary Minutes
Kingston Planning Board Site Walk
1 Meeks Road (Tax Map R13-7), Kingston, NH, 11 March, 2018

Meeting called to order at 9:02 am.

Planning Board members present: Peter Bakie, Chris Bashaw, Peter Coffin, Carol Croteau, Ernie Landry, Lynne Merrill.

Others present: Applicant Kelly Ward, applicant's engineer Charlie Zilch, Circuit Rider Planner Glenn Greenwood, Town Engineer Dennis Quintal, Alex Ward.

Mr. Zilch showed the group the building location, which had been marked by corner stakes, and explained how the building will be fit onto the existing terrain. He also showed on the drawings where the parking, loading doors, and leach field would be located. He described how there would be minimal terrain alteration, so that due to the existing slope, the southern end of the building would be taller than the north end, even though there would be no change in roof-line. Mr. Ward explained that the north end of the building would be 20' high at the eaves, a little higher than the existing house. Ms. Croteau asked if the roof would be peaked or flat. Mr. Ward said that the current design from the building manufacturer had an arced roof, but that the final design had not yet been selected. He said he will bring manufacturer's drawings to the next meeting.

Mr. Quintal asked about the landscaping on the west side of the building. Mr. Zilch showed the current ideas as shown on the plans, then showed the proposed landscaping for the parking areas, and why the applicant would be requesting a waiver from the parking lot landscaping requirements. Mr. Ward said he would still provide some landscaping between the entrance driveway and the north end of the building.

The walk moved around to the north side of the existing house, where Mr. Zilch identified the two existing wells that would be removed/capped, the existing wetlands, and the buffer zone between the residential property to the north and the proposed entrance, driveway, parking area and building. Mr. Coffin noted that several trees had been damaged and had crowns broken; Mr. Zilch said that surviving trees would be kept, and suggested that a row of arborvitae be planted in the buffer to provide year-round screening of the building from the residential property to the north.

The group moved to the entrance gate on Meeks Road where Mr. Bashaw asked about the turning radius for trucks leaving Meeks and entering the property. Mr. Zilch said that the entrance was designed to accommodate all fire apparatus, which meant that the turning radius would be greater than needed for the delivery trucks that would be using the site. Mr. Coffin noted that the applicant had agreed to add to the site plan a note that all trucks arriving and leaving the site would be instructed to use the southerly intersection of Meeks Road and Rte. 125, thereby adding more protection to the residential portion of the road than the current prohibition on through trucking. Mr. Ward added that he would do so, and have a "trucks: no right turn" type of sign for exiting vehicles. Mr. Bashaw agreed that this would be a "good neighbor" policy, and would prevent enforcement issues of the "through trucks" ban.

Mr. Quintal addressed the outside lighting issue and the Town's lighting ordinance; Mr. Ward said that the lighting was shielded, down-casting, night-sky compliant and ordinance compliant, and would be turned off during late night hours, if needed.

Mr. Greenwood addressed the subject of what the long side of the building that faced west would look like, as it would be providing the transition from the commercial uses along Rte. 125 to the residential use of Meeks Road. He requested that measures be taken to "soften" the appearance of the wall to avoid as much as possible having it look out of place at the edge of a residential area. Mr. Ward commented that the steel wall would have a wavy texture to it due to the structural corrugation of the steel, and would not be flat. Ms. Merrill requested that elevations and/or pictures from the manufacturer be provided at the next hearing. Messrs. Ward and Zilch agreed to provide.

Mr. Zilch discussed the issues involved with providing additional landscaping on the interior parking areas, including the increase in parking area that would entail. There was a discussion about the rational for that part of the regulations, and how islands were used to break up the expanse of larger parking lots. Ms. Croteau suggested that it might be better to put the landscaping out to the road side (west) of building where it would be more effective, and in the 50' buffer on the north side of the entrance driveway.

The meeting was adjourned at 9:33 am.

Respectfully submitted,

Peter Coffin
Acting chair