

KINGSTON PLANNING BOARD
October 6, 2020
Public Hearing

Minutes

The Chairman called the hearing to order at 6:30 PM; he noted a quorum present through the Zoom platform for a remote hearing; there were no challenges to the validity of the hearing. Mr. Coppelman began the hearing by reading the Right-to-Know checklist explaining the requirements, meeting procedures and access information for the remote hearing via the Zoom platform; he explained the ability to contact the Planning Board through emails and the phone, both options were being monitored during the hearing.

A roll call vote of the Board members present occurred; each member noted that there was no one present with them in the room while attending this meeting.

Members present at the roll call vote:

Glenn Coppelman, Chair
Lynne Merrill, V.Chair
Richard Wilson, BoS rep.
Peter Bakie

Peter Coffin
Robin Duguay
Ellen Faulconer, alternate/admin. asst.

Members absent: Chris Bashaw, Steve Padfield, alternate.
Also present: Glenn Greenwood, Planner

Mr. Coppelman announced that Ms. Faulconer would be a voting member this evening.

Board Business

Mr. Coppelman confirmed that there was no correspondence to review.

MM&S to accept the September 1, 2020 minutes as written. (Motion by Ms. Merrill, second by Mr. Coffin) Roll call vote:

Glenn Coppelman – yes
Richard Wilson – yes
Ellen Faulconer – yes

Lynne Merrill – yes
Peter Bakie – yes

Robin Duguay – yes
Peter Coffin – yes

Motion carried – **PUNA** (Passed unanimously)

Mr. Greenwood updated the Board on the Traffic Impact Study review for the 266 Rte. 125 project; he contacted TF Moran to do the peer review; they expressed an interest in doing

this and he is sending the information to them electronically. He added that he is waiting for a cost estimate and then they will start the review. Mr. Bakie asked when/where they would be doing the study. Mr. Greenwood explained that they will be reviewing the information provided by the applicant and not doing any new work.

Mr. Coffin raised a question regarding whether abutter notification for the Fieldstone application was sent specific to the Comcast property. Mr. Greenwood said that they had not been notified. Mr. Coffin suggested that, due to the property being part of the application due to the easement, they should be notified. Mr. Greenwood said that while the driveway was not being moved, it was being improved. He continued that the driveway use would be more intense than previously used; there would be a definite impact. Ms. Faulconer noted that if this was going to be required, it had to be done this week to meet the notice requirements. Mr. Coffin said it impacted 3 properties. Mr. Wilson said there was no reason not to do it. The Board will continue this suggestion and discussion during the upcoming hearing.

Fieldstone Industrial Park
34 Route 125
Tax Map R2 Lot 13

Mr. Coppelman read the public notice; he stated that the Board had continued on condition of receiving updated plans and other material by a certain date and the material was not received in time. He stated that the Board had received a request to continue by the applicant's engineer, Doug MacGuire.

MM&S to notify Comcast property abutters, Tax Map R5-9, R5-14-1 and R5-14-2 regarding this proposal. (Motion by Mr. Coffin, second by Mr. Wilson) Discussion: Ms. Duguay said she was trying to find the language in the statute so it would make sense to include them in the notification. Ms. Merrill stated that trucks would be driving on the Comcast property which would be a change of use of the property and would make it imperative to notify the abutters. Mr. Bakie agreed that the change of use required notifying abutters. Mr. Coffin noted that the advertising sign is actually on Comcast property.

Roll Call vote on the motion:

Glenn Coppelman – yes
Richard Wilson – yes
Ellen Faulconer – yes

Lynne Merrill – yes
Peter Bakie – yes

Robin Duguay – yes
Peter Coffin – yes

Motion carried – **PUNA**

Mr. Greenwood will contact the applicant about paying for the additional notification.

Mr. Greenwood told the Board that the Health Officer would prefer that the Town Engineer review the septic design for this property as he was very familiar with this property. He

explained that normally the Health Officer or RCCD (Rockingham County Conservation District) would review for the Town but agreed that Mr. Quintal's knowledge of the site would be his preference.

MM&S to have Mr. Quintal, Town Engineer, review the septic design for the Fieldstone application. (Motion by Ms. Merrill, second by Ms. Duguay) Roll Call vote:

Glenn Coppelman – yes	Lynne Merrill – yes	Robin Duguay – yes
Richard Wilson – yes	Peter Bakie – yes	Peter Coffin – yes
Ellen Faulconer – yes		

Motion carried – **PUNA**

MM&S to continue this hearing to October 20, 2020 at 6:45 with the revised documents/easement in by Tuesday, October 13, 2020. (Motion by Ms. Merrill, second by Mr. Coffin) Roll Call vote:

Glenn Coppelman – yes	Lynne Merrill – yes	Robin Duguay – yes
Richard Wilson – yes	Peter Bakie – yes	Peter Coffin – yes
Ellen Faulconer – yes		

Motion carried – **PUNA**

There was no further business or issues raised by Board members. Mr. Coppelman declared the hearing adjourned at 6:59 PM.