

## Kingston Planning Board

### October 19, 2021 Public Hearing Minutes

Mr. Coppelman called the hearing to order at 6:32 PM; there were no challenges to the legality of the hearing.

Members present:

Glenn Coppelman, Chair  
Chris Bashaw  
Robin Duguay

Peter Coffin  
Ellen Faulconer, alternate/Administrative Assistant  
Steve Padfield, alternate

Members Absent: Lynne Merrill, Peter Bakie, Richard Wilson

Also present: Glenn Greenwood, Town Planner

Mr. Coppelman declared a quorum present; Mr. Padfield and Ms. Faulconer will be voting members this evening.

#### **Teatad, LLC**

#### **Granite Fields Commercial Condos**

#### **Diamond Oaks Boulevard**

#### **Tax Map R3 Lot 4 Land Unit 1**

Mr. Coppelman announced that the Board had received a request for a continuance from the project manager, Charlie Zilch.

**MM&S to continue to 11/16/21 at 6:30; new plans submitted by noon on 11/4/21.** (Motion by Mr. Bashaw, second by Mr. Coffin) **PUNA** (Passed unanimously)

#### **Board Business**

Ms. Faulconer provided corrections for the August 17<sup>th</sup> minutes: Add last name "Poulin" to "Eric" in the Campers Inn hearing; Add that the meeting adjourned at 9:28 PM; Remove "Motion by Mr. Bashaw" in the 7<sup>th</sup> conditional approval for the Campers Inn hearing. Mr. Coffin noted adding an "n" on p.8 after an "o" to spell "no"

**MM&S to approve the August 17, 2021 minutes as amended.** (Motion by Mr. Coffin, second by Ms. Duguay) **5-0-1** (Motion carries with Mr. Bashaw abstaining.)

**MM&S to accept the September 21, 2021 minutes as written.** (Motion by Mr. Coffin, second by Mr. Duguay) **5-0-1** (Motion carries with Mr. Bashaw abstaining.)

#### **Correspondence:**

- Email from Marlene Gillespie requesting a continuance of the conditional approval for the hair salon at the restaurant

**MM&S to grant the request for a 180-day extension of the conditional approval based on the letter (email) received from the applicant.** (Motion by Mr. Bashaw, second by Mr. Padfield) **PUNA**

- Letter to an abutter, per the Board's request, read and signed by the Chair.
- CIP (Capital Improvement Plan) proposal completed by the Chair per the consensus of the Board regarding Planning Board facilities; Mr. Coppelman reviewed the request which was amended per the Board's discussion.

The Board confirmed the current PB membership of the CIP committee is Mr. Coppelman, Mr. Padfield and Ms. Duguay. Mr. Coppelman will schedule a meeting with the BOS (Board of Selectmen) to review the CIP request.

- Bond Balance List was reviewed; Mr. Greenwood contacted the parties that needed to increase their bond
- Monthly budget report was reviewed
- Letter sent to Mr. Bresnahan regarding the extension of his conditional approval

Ms. Duguay asked about the status of the lighting on Mr. Bresnahan's property and if any information was received from the BOS. Ms. Faulconer stated that she had put the information on Mr. Wilson's desk to assist with getting the information for the next meeting.

- Email from RPC regarding funding from a grant for drinking water protection; the Board discussed aspects of the project

**MM&S to pursue this and provide a letter of support to accompany RPC's application for the grant.** (Motion by Ms. Duguay, second by Mr. Coffin) **PUNA**

***ACTION ITEM: Mr. Greenwood will review the sample letter to amend as needed to be specific for Kingston and forward to Mr. Coppelman to sign and forward to RPC.***

- Boundary survey received for 4 Beach Drive, U12-3; the Board has requested it be filed in the Town's property files; Ms. Faulconer will discuss this with the BOS' Administrative Assistant.
- Aloha Overhead Doors requesting a letter that it is not a permitted use for their application to the ZBA; Mr. Greenwood will get this to the ZBA by noon tomorrow.

Ordinance Updates:

- Mr. Coppelman handed out proposed changes to the ADU (Accessory Dwelling Unit) Ordinances and Open Space/Cluster Development proposals for next meeting's review

BOS request: Ms. Faulconer brought an issue to the Board as a request from the BOS as Mr. Wilson was unavailable this evening; this was an issue discussed at the BOS meeting regarding Hawks Ridge and the number of units currently approved by the Planning Board. The Board reviewed the condition of approval that included removing a unit from the plan which wound up with a project with 33 units no longer a project with 34 units which was simply "math".

**MM&S to confirm that, by removing a unit as a condition of approval, the Hawks Ridge project has 33 units, not 34 units and the plan should have been corrected to reflect this.** (Motion by Ms. Duguay, second by Mr. Padfield) **PUNA**

Mr. Coffin asked that the Board think about the food truck ordinance; where they should be allowed; perhaps question the Police about parking issues. Ms. Faulconer suggested that before the Board entertain a food truck ordinance, the area businesses/restaurants should be invited to discuss the issue.

**MM&S to adjourn at 7:30 PM.** (Motion by Ms. Faulconer, second by Ms. Duguay) **PUNA**