

Kingston Planning Board

February 15, 2022

Public Hearing Minutes

Mr. Coppelman called the hearing to order at 6:30 PM; there were no challenges to the legality of the hearing.

Members present:

Glenn Coppelman, Chair

Lynne Merrill, V. Chair

Chris Bashaw

Richard Wilson, BOS representative

Peter Coffin

Robin Duguay

Ellen Faulconer, alternate/admin.asst.

Members Absent: Peter Bakie, Steve Padfield (alternate),

Also present: Glenn Greenwood, Town Planner

Mr. Coppelman declared a quorum present and introduced the Board; he announced that Ms. Faulconer would be a voting member pending Mr. Bakie's arrival.

Matthew Francis

Aloha Overhead Doors, LLC

9 Main Street

Kingston, NH 03848

Tax Map R21 Lot 10

Mr. Coppelman read the legal notice for this hearing. Plans were distributed; memo from Mr. Quintal had been previously emailed to the Board members; Mr. Greenwood's comments were distributed. Matthew Francis and Alison Milioto addressed the Board and reviewed the revised plan. Ms. Milioto noted the following changes: snow storage remained in place as shown on the plan and was extended; the proposed privacy fence was removed; dumpsters were relocated; the temporary shed where the previous owner's boat is currently housed is being relocated if they are keeping it; they have reduced the lighting from the original plan; 2 storage containers, 40' by 8' are now included on the plan; the proposed hours at this point are Monday through Sunday from 6:30 AM to 8:00 PM; they don't work on the property; there would be a maximum of 1-2 people maximum at the time on the property and then they leave; the shed currently has 100 watt lighting, they are upgrading the building to 150 watts. Mr. Coffin said that there are three lights on the existing building and confirmed that the locations will remain as shown but they will be updated. Ms. Milioto continued that the slide gate operator is for the automatic gate the they will provide access codes to the appropriate departments; the storage door cut sheets have been provided; the rental agreement had been updated to utilize "NH" language; the "use of space" section of the document lists compliance with the storage.

Mr. Coppelman read Mr. Quintal's comment sheet: 1.) modify or remove notes 2 and 3 on the plan; Mr. Coppelman said that it should be replaced with the current proposed use; 2.) Evergreen tree note – the trees are no longer 6-8 ft. high; the Board suggested just removing the height notation 3.) existing catch basins should be cleaned and maintained. Mr. Greenwood said that this note will be part of the affidavit. Mr. Wilson said that they should keep a record of the maintenance of this.

Mr. Coppelman read the Department comments: Building – note #3 should be updated; Health – none; Code Enforcement – none; Fire Department: Meet NFPA code, Knox box for the building, access for the automatic gate. Mr. Francis noted that there is a Knox box. Mr. Coppelman suggested that they contact the Fire Department.

Mr. Greenwood read his comments that had been provided to the Board. Mr. Wilson explained the concerns raised with the previous plans owner still being on the plan and that it should be removed and updated. Mr. Greenwood noted the hours of operation include 6:30 AM and was not sure that was okay with the Board. The applicant agreed to amend the proposed hours to Monday through Saturday from 6:30 AM to 8:00 PM and Sunday from 9:00 AM to 6:00 PM with the Sunday hours only being for the storage units part of the property. Mr. Coffin noted the date of March 2011 for note 7; he stated that the applicant should make sure that the lightbulbs are not visible from the house next door and they might need to add some shielding due to the height of the lights on the building adding that it is part of the ordinance; he noted that the Police Chief may have some issues of blocking his view of the storage facilities. Mr. Coffin continued that, per the regulation, the dumpsters need to be shielded from the road; the site plan requirements of 904.6 (E) 2 (c) require a solid 6-8 ft. fence around 3 sides.

The Board agreed that the words “Revisions shown in red” needed to be added to the plan; the word “revision” would be added above “des by” and “drawn by”.

Part of the affidavit will include “no outside storage is permitted per 104.5(b); need to comply with the Noise Ordinance. Ms. Merrill re-iterated that the hours of use for Sunday was for the storage part of the site only. There was discussion as to whether the dumpster area required pavement; the Board agreed that the definition could be interpreted as ambiguous and the area as it was now was of a durable and dustless material; the Board added that if this proved otherwise, the owners will have to address it.

Mr. Coppelman opened up the hearing for public comment. Mr. Garrison Todd, 17 Main Street, asked for clarification of the hours of operation which the Board stated was 6:30 – 8:00, Monday through Saturday for the site and Sunday, 9:00 – 6:00 for the storage units.

MM&S to approve the site plan application for Aloha Doors based on the following conditions including an affidavit recorded at the Rockingham County Registry of Deeds:

- **Revise Note #2 to change to Safeway**
- **Change #3 to the proposed use/owner**
- **Clearing identify hours for the Door Company/Storage use which is 6:30 – 8:00 Monday through Saturday for the Doors; 9 to 6 on Sunday for the Storage use only.**
- **Change date of lighting ordinance reference**
- **Fence dumpster area – 3 sides for shielding from Rte. 125**
- **Change area where it says “designed” by and “drawn by” to add “revised”**
- **In accordance with 104.5 B – no outside storage or display**
- **Add note “Revisions on plan shown in red”**
- **Change Owners name**
- **Add language regarding the care and maintenance of the catch basins**
- **Change dimension note of the trees**
- **Add in dimensions of the storage shed**
- **90 days to meet the conditions; provide 4 hard copies and 1 electronic copy.**

(Motion by Ms. Merrill, second by Ms. Duguay) **PUNA**

ACTION ITEM: Mr. Greenwood will have the Notice of Decision (affidavit) ready for Thursday.

MM&S to approve the January 18, 2022 minutes as presented. (Motion by Ms. Merrill, second by Mr. Coffin) **PUNA**

MM&S to approve the site walk minutes of 1/22/22 as presented. (Motion by Ms. Merrill, second by Mr. Coffin) **Motion carried 5-0-2 with Mr. Bashaw and Ms. Faulconer abstaining.**

Correspondence:

- Mr. Coppelman noted that the Letter to the Editor requested by the Board was in the paper.
- Greenwood Pond, LLC release of escrow request received

MM&S to release the escrow pending Town Planner review of invoices. (Motion by Ms. Merrill, second by Ms. Duguay) **PUNA**

- Special Exception Request before the ZBA was summarized by Mr. Coppelman; there is no Planning Board comment at this time.
- Letter from Conservation Commission regarding snow dumping into the pond at Saddle Up Saloon; Mr. Coppelman noted that this was an enforcement issue to be referred to the BOS; Mr. Wilson said it is being reviewed already.
- Construction cost estimate for Teatad of \$238,656 was signed by Mr. Quintal and Mr. Coppelman
- Cost estimate for Saddle Up was received but is pending signature from Mr. Quintal prior to Mr. Coppelman signing.
- DES subdivision approval received for 17 Page Rd.
- DES subdivision approval received for 69 Ball Rd.
- DES AoT (Alteration of Terrain) permit for 266 Rte. 125 was received

Mr. Wilson stated that the Bresnahan lights have been internally shielded. Ms. Duguay asked if the Board had ever gotten copies of the lumens that had been installed. Mr. Wilson answered no; he commented that the Ordinance might need to be updated because it still uses lumens which is out of date. A motion was made to have the electrical inspector review for changes but was not seconded as Mr. Wilson said it had already been done.

Mr. Coppelman asked where things stood with the CIP. Mr. Greenwood answered that they just got the revised documents from the Fire Department; he now has all of the comments to put the CIP together. It was confirmed that Ms. Duguay was on this committee.

ACTION ITEM: Mr. Greenwood will try to get it done by the end of the month and then get the committee together.

The Board briefly discussed the ability to “Zoom” in for a meeting but determined that the Town did not have the appropriate technology at this time.

MM&S to do the Board elections on April 5, 2022. (Motion by Ms. Faulconer, second by Mr. Bashaw) **PUNA**

MM&S to adjourn at 8:06 PM. (Motion by Ms. Merrill, second by Ms. Duguay) **PUNA**