

Kingston Planning Board

February 1, 2022 Public Hearing Minutes

Mr. Coppelman called the hearing to order at 6:35 PM; there were no challenges to the legality of the hearing.

Members present:

Glenn Coppelman, Chair	Peter Coffin
Lynne Merrill, V. Chair	Peter Bakie
Chris Bashaw	Robin Duguay
Richard Wilson, BOS representative	Ellen Faulconer (alternate/administrative assistant)

Members Absent: Steve Padfield (alternate)
Also present: Glenn Greenwood, Town Planner

Mr. Coppelman declared a quorum present and introduced the Board.

Board Business

Correspondence:

- 3 Invoices from the Town Engineer were reviewed and signed by the Chair – 1 for Saddle Up/Horns Up and 2 for Teatad
- Report from RCCD re: test pits for Summit Distributing, LLC, Tax Map R40-15
- Letter from Kings Landing: annual report on age census dated 1/25/2022

ACTION ITEM: Send a letter thanking them for the report and place in appropriate files.

At 6:45, Mr. Coppelman stated that Board Business will continue after the appointments on the agenda.

6:45: Brentwood Economic Development Committee (BEDC)

Bob Rossman and Patrick Farrell, representing the BEDC, spoke to the Board. Mr. Coppelman noted that the BEDC and Kingston shared the same Planner, Town Boundary and Rte. 125. Mr. Rossman and Mr. Farrell explained the formation of the BEDC; described the survey going to Brentwood property owners that would be used to formulate a plan to take advantage of commercially zoned areas. They described the current commercial zones locations; they are still reviewing how far back the zones should go back on Rte. 125. Mr. Rossman said that they wanted to share information regarding impacts on Rte. 125; he reviewed the types of individuals and backgrounds on their new Board adding that they meet every two weeks; they have a web site; they are adding signage on Rte. 125 to attract business; they have secured two interns from UNH to help with research. The survey was reviewed; they want to control growth to stay true to who they are and control the outskirts; they are trying to identify specific industries and businesses for the outskirts of the community. Mr. Coppelman stated that the Board is happy to share any information for items close to the border noting that it was all public information. There was discussion regarding the type of growth the Town wanted; Mr. Farrell stated that it was still being explored; they want to give the residents what they want. Mr. Greenwood suggested that they may want to outreach to property owners about the benefits of community septic systems; there is the thought of extending Epping's water line to Brentwood for more development potential. The Planning Board noted

that Kingston has a huge water resource; the Aquifer goes over the line to Brentwood; the aquifers in both Towns were discussed. Mr. Bashaw stated that not having water and sewer pushes some business away but a lot of residents want to keep the small-town aspect. Mr. Bakie said that sewer and water has a lot to do with businesses but that hasn't been an issue in Stratham, so it is possible. Ms. Merrill said that "chain" restaurants have criteria to meet before they think about developing in Town; the bigger "chains" all want to be on water and sewer. The discussion of water and sewer continued. Mr. Rossman said they wanted to try to create a "Town center". Ms. Merrill suggested they do a "charrette" to focus on a downtown area; she explained the activity and the process. There was discussion from the Board members about the commitment needed; other town's plans; the lack of a Brentwood post office and that impact was discussed. Ms. Merrill stated that the large pieces of land in Brentwood that were split zoned was a problem that Kingston fixed by amending the zones to include entire parcels. Kristen Aldricci, Brentwood Planning Board member, said that they wanted to be proactive and reach out/recruit types of businesses that the Town wants. Mr. Coppelman suggested they contact Mr. Greenwood or Ms. Faulconer if there was information they would like the Board to share. Aspects of the 266 Route 125 development were reviewed along with the proposal from "Summit". Mr. Coppelman suggested that Brentwood might want to appoint a representative to the Rockingham Planning Commission. Types of development and future potential and ways to achieve them was reviewed. Doug Finan, Brentwood Planning Board member, thanked the Board noting that guidance was important. Mr. Coppelman reiterated that the Board was happy to share information.

Danna Truslow, Updated Aquifer maps

Ms. Truslow briefed the Board on work done to update the maps; the previous map was tough to determine Aquifer zones without it being on a parcel map. She continued that GIS is updated semi-regularly but there were several subdivisions missing; she got the information and added to the map. She reviewed the proposed map for the Board. She noted that she could make the line designation of Zone A and Zone B bolder; she said that the one thing that couldn't be added, due to scale, on the parcel map was the parcel lot numbers. Ms. Truslow continued that the set of smaller maps are broken down into sections with 6 maps and they have the tax map sections and tax map number. Mr. Wilson noted that the different parcels could be seen on the smaller maps and works to what he needs. Ms. Truslow stated that there were some modifications from the last map as it wasn't that precise; she pointed the areas out. Mr. Wilson questioned whether this was available electronically; Ms. Truslow said that they were. Mr. Greenwood added that they had been sent out electronically to the Board by Ms. Faulconer in early January. Ms. Faulconer asked Ms. Truslow to add in the cost have two laminated copies of the large and small plans. Ms. Merrill asked about the different colors of the zones. Ms. Truslow answered that it was based on USGS; they did a numerical model of pumping rates and delineated the zones that would contribute to high-yield wells. She reviewed thick saturated materials and recharge areas; it is the area contributing to the high-yield areas. Ms. Truslow continued that the biggest difference in permitted uses between Zones A and B is the concentration of nitrates allowed. Mr. Coppelman said that there is probably not a big difference with residential properties and would be more for commercial. Ms. Truslow said that she could add a short and sweet description of the zones; applying the information by USGS to protect the resource. She continued that the difference between Zone A and Zone B is the nitrate concentration (septic) so there would need to be less discharge or a more sophisticated system. The Board reviewed the "to-do-list" from Ms. Truslow:

- Lines between A and B will be made bolder
- 2 laminated versions of both maps
- Add a brief summary of zone distinction

Ms. Truslow noted that the boundaries of rivers, lakes and ponds were tried to be made “obvious” on the map but due to GIS issues she tried to make them more obvious. Mr. Coppelman said they were a big improvement. Mr. Wilson agreed that they were good to look at now. Mr. Greenwood clarified that there were no changes to the zones or the Aquifer bounds but just clarifying the map which could happen without an ordinance amendment. The Board agreed that it could be replaced. Ms. Duguay stated that an effective date should be added; page numbers will be added.

ACTION ITEM: Ms. Faulconer will send the appropriate page numbers to Ms. Truslow to add to the map. Ms. Truslow was thanked for the map update.

Board Business, continued

Correspondence:

- Letter dated 1/31/2022 from Attorney Morgan Hollis on behalf of 266 Rte. 125 requesting a waiver and extension of conditional approval deadline; the waiver requirement was explained. Ms. Truslow, who was asked to stay for this discussion, confirmed agreement of the long-range monitoring plan; she will re-send to the Board.

MM&S to grant the waiver of the requirements of Article 904.17 B(2) regarding the 45-day requirements due to the extraordinary hardship as noted in the letter. (Motion by Mr. Bashaw, second by Ms. Duguay) **Motion carried 6-0-1** with Mr. Coppelman abstaining due to his previous vote on the original approval.

MM&S to grant the extension request as the requirement was waived; the extension granted to 2/28/2023. (Motion by Mr. Bashaw, second by Ms. Duguay) **Motion carried 6-0-1** with Mr. Coppelman abstaining.

ACTION ITEM: Mr. Greenwood will contact the attorney regarding the Board’s decision.

- A question from the HDC regarding guidance on signage was reviewed. The Board’s guidance was to refer to the ZBA regarding a change to a non-conforming sign.

ACTION ITEM: Mr. Greenwood will communicate the guidance to the HDC Chair, Susan Prescott.

The Board reviewed the impacts of the citizen’s petition on the Single Family Residential Zone; impacts of the uses on smaller lots such as those in Great Pond Park were noted. Mr. Coffin noted that passing of this proposal effectively gets rid of the Single Family Residential zone; turning it all to the SFR/Agriculture Zone.

MM&S to authorize the Chair to write a Letter to the Editor, as the Planning Board Chair, explaining the citizen’s petition impact regarding the agricultural uses. (Motion by Ms. Duguay, second by Mr. Wilson) **Motion carried 6-1** with Mr. Bashaw opposed.

- Email clarification regarding the use of the yoga proposal on Newton Junction Road was reviewed; the classes would not be back-to-back.

MM&S that no further review is required by the Planning Board pending septic system approval. (Motion by Ms. Duguay, second by Mr. Coffin) **Motion carried 6-0-1** with Mr. Wilson abstaining.

- Mr. Wilson reviewed a request from Mr. Wilding/Fieldstone amending the septic plan; asking if it was a concern of the Board. Mr. Greenwood stated that as long as it is not in a different location, it is not an issue for the Board.

Mr. Wilson announced that a Code Enforcement Officer would probably be on-board by the end of the week.

MM&S to approve the January 4, 2022 minutes as written. (Motion by Ms. Merrill, second by Ms. Duguay) **PUNA**

Mr. Bakie questioned whether the Aquifer map presented earlier was accurate based on his knowledge of multiple lots.

ACTION ITEM: Mr. Greenwood will contact Ms. Truslow and review.

The Planning Board 2022 meeting/hearing calendar was distributed to the Board.

MM&S to adjourn at 8:48 PM.(Motion by Ms. Merrill, second by Ms. Duguay) **PUNA**