



Planning Board Meeting Minutes February 14<sup>th</sup>, 2005  
Approved by Planning Board

7:04 Meeting called to order

Members present: Mr. King, Mr. Ruprecht, Mr. Bouchard, Mr. Michaud, Ms. Farrell and Town Planner Mr. Bott

Members reviewed meeting minutes of January 10<sup>th</sup>, 2005

Mr. King motioned to accept meeting minutes as presented

Ms. Farrell seconded

In favor: Mr. King, Ms. Farrell, Mr. Bouchard and Mr. Michaud

Abstained: Mr. Ruprecht

7:00 Ryans Way- Subdivision New Owner

Mr. Matt Dacey of Champion Builders introduced himself to the Board as the new owner of Ryans Way, formerly owner by Kingston Linking Group LLC

Mr. Dacey stated that he has met with the Town's approved Engineer and Conservation Commission and asked the Board if there were any improvements they would like to see regarding Ryans Way.

Mr. King asked if he was planning any major changes

Mr. Dacey stated no, that he does have experience regarding the affordable housing element, and that he would also be contacting Habitat for Humanity

7:14 Harvest Drive Extension Preliminary Plan

Mr. Bott outlined the plan for Harvest Drive Ext. and Erin Path. He also stated that the plans submitted have been filed with Town Clerk.

Mr. King motioned to waive all fees regarding Erin Path submittal

Mr. Ruprecht seconded

Discussion: Mr. King stated that due to little fault of their own, the owners had to withdraw their Definitive Plan and because they have lived in the Town for many years and are resubmitting the plan with very few revisions, he feels the fees should be waived.

In favor: Mr. King, Mr. Ruprecht, Mr. Bouchard, Ms. Farrell

Abstained: Mr. Michaud

7:15 ANR Plan River Street

Mr. Scarzi submitted Form A's and Plans. Mr. Scarzi stated that both areas have sufficient frontage and he has worked with the Building Inspector regarding this plan.

Mr. Ruprecht stated that the plan does meet bylaw regulations

Ms. Farrell questioned the distance at the most narrow point of the lot

Mr. Catani answered 28'

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Mr. Ruprecht stated that the plan meets all ANR requirements, even though the Board does not like the direction of the lot lines

Mr. Ruprecht motioned to endorse plan as presented

Ms. Farrell seconded, stating that she agrees with Mr. Ruprecht, that the lot does meet all requirements

Discussion: Mr. Bouchard stated that similar plans have come before the Board and they have denied them, Town Council intervenes and it gets costly.

In favor: Mr. Ruprecht, Ms. Farrell, Mr. Bouchard, Mr. Michaud

Abstained: Mr. King

Board signed plans and applicant presented \$250.00 check

7:18 Definitive Subdivision, Stone Meadow Farm

Mr. Bott read notice of public hearing as advertised on January 27<sup>th</sup> and February 7<sup>th</sup> in the local paper.

Attorney Robert Galvin stated that this is a 2 lot subdivision; part of the land is in Pembroke, the other part in Kingston. Mr. Galvin stated that the Pembroke portion of the project has been approved.

Mr. Webby explained the plan, lot lines, town lines and drainage plan. Mr. Webby stated that there is a central high point to this plan that will allow for all Pembroke rain water to remain in Pembroke and all Kingston rain water to remain in Kingston. Mr. Webby also stated that they kept continuity of road width and granite curbing throughout, regardless of other Town Bylaws.

Mr. King asked about frontage for Katie Cranberry

Mr. Webby said there is none, it is a 8 ft void

Mr. King asked if there was a dwelling on the property currently

Mr. Webby said yes, 1 house and a barn in Pembroke

Mr. King reiterated that there will be a 1 acre lot and a 17 acre lot, asked where the wetlands are

Mr. Webby outlined wetlands

Mr. King asked if the only way to access that lot, which is in Kingston, would be to travel Pembroke Roads

Mr. Webby answered "yes, that is correct"

Mr. Galvin stated that Mr. Webby has not had time to review the BSC report, for they just received it

Mr. Bott stated that the issue of locating a drainage easement under an electric easement should be looked into, and that the Bylaw state that lot lines need to stay uniformed with Town lines.

Mr. King stated he has experience with drainage under electric easements, and that Nstar adamantly stated that no easement can be under their easements.

John Bonomi asked if the problem of this land needing to be filled in was ever taken care of.

Mr. Webby said he didn't know

Mr. Brochmeire stated that his low lying property is always wet, and doesn't understand where all the run-off water will go. Mr. Brochmeire also stated that a 17 acre lot concerns him that this will not be single family homes but possibly a 40B development.

Mr. Webby stated that all they are proposing this evening is 2 lot subdivisions and the ZBA will have to approve any such use (40B).

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Mr. Brochmeire would like someone from the town to go walk the land and see how wet it is.

Mr. Bouchard stated that a town appointed engineer will go out to the land

Mr. Bonomi asked if this land is zoned Agricultural

Mr. Bott explained that the land is zoned Residential with Agricultural use

Mark Fallcoletti asked how many units of low income housing could possibly go on a 17 acre parcel

Mr. King answered "a lot". Mr. King said both the Fire and Police Chiefs' will need to look into accessing this parcel by way of Pembroke

Mr. Galvin assured residents that Mr. Hannah has not mentioned 40B

Mr. Vacabough stated his concerns regarding the flooding and sinking of his back yard

Mr. Webby said this plan won't "help" the situation, but certainly won't "hurt" it either

Mr. King asked Mr. Webby if he has contacted the Conservation Commission yet

Mr. Webby answered no.

Mr. Bott read letter from residents (Michael and Agnetta \_\_\_\_\_) regarding this project sighting their opposition

Mr. King stated Cons Com, Fire and Police and Town approved engineer will all have to look at Plan

Mr. King motioned to continue the Public Hearing for March 14<sup>th</sup>, 2005 @ 7:15

Mr. Ruprecht seconded

Voted unanimously

8:00 William White Contractor / Storage Yard Special Permit

Mr. Bott stated that he got information verbally regarding this issue, needs it in writing and hasn't got it yet

Board discussed this issue going on for a long time

Mr. King motioned to close the Public Hearing

Mr. Ruprecht seconded

Discussion: Mr. Bott stated that the applicant should remove everything from the site except 2 registered vehicles

Mr. King stated that this issue has been kicking around for a long time and is of no benefit to the Town of Kingston

Voted unanimous to close Public Hearing

Mr. King motioned to deny Special Permit, William White

Mr. Michaud seconded

Voted unanimously

8:05 Discussion re: building another dwelling located 33 Wapping Road

Mr. Bott outlined the plan and lot design, stated that the assessors map had conflicting information regarding frontage

Ms. Becker stated that there is 262' of frontage on Wapping

Mr. Bott stated that back lot is 10+ acres

Ms. Becker stated there will be 60ft between the two dwellings

Mr. King told Ms. Becker that this is a doable thing, but will want to hire an Engineer; however, the Board is not comfortable recommending one

Ms. Farrell explained that the back retreat lot will have to be at least 3 acres

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Mr. Ruprecht stated 3times the required

8:12 Puddle Jumper Learning Center Site plan 4 Main Street

Board reviewed plans

Ms. Jones pointed out changes to the plan regarding parking spots located on another property. Ms. Jones informed Board that there will be 39 children attending the center Mr. King read a letter from Mr. Armstrong, Building Inspector, regarding this plan, the letter stated that this is not permitted and will require 3 things: ZBA Approval, Code analysis and approval of site plans. Mr. King stated that until these issues are dealt with, he will not sign off on this plan

Ms. Jones stated that the owner bought this property as is

Mr. King stated that a traffic engineer will have to evaluate this plan, site distance is terrible on that bad corner, also stated that having parking spots on another lot is risky (if the property was sold could lead to problems). Mr. King also stated that people could double park and doesn't feel it is a safe location for a day-care type facility.

Mr. Ruprecht stated that he has the same concerns

Mr. Michaud echoed concerns regarding the severity of that corner

Mr. Bouchard stated that the Board would feel responsible regarding safety with traffic etc.

Unknown resident stated that Ms. Jones has spent a lot of money on this plan, because a Town approved Engineer led her to believe it was a doable plan and would be approved

Mr. King stated he thought this was a preliminary plan, and stated that he is direct in telling the applicant his concerns and that he would deny this plan

The Board advised the applicant to make a decision whether or not she wants to look into traffic engineers and other alternative; will put her on the agenda for March 14<sup>th</sup>, 2005 @7:30 pm, she can come back of cancel

8:35 Cobblestone Lane Definitive Subdivision Plan

Mr. King stated he will waive the read of the open hearing

Mr. Rich Gill; Attorney representing AW Perry explained the plan and language regarding trail easement and conditions. Mr. Gill stated that the applicant is happy to provide Town with access to Town Land, but would like to reserve the right to move the access easement down the line

Mr. King stated that he spent a lot of time reading these changes, could sent to Town Council but will get denied and be detrimental to the Town, feels the Board should take action and approve easement language as is

Mr. Bouchard stated that he would like more time to review carefully

Mr. King moved to continue Public Hearing for a month and have applicant come back March 14<sup>th</sup>, 2005 @ 7:45

Mr. Ruprecht seconded

Voted unanimous

McFarlane Farms Detention Basin Minor Modifications

Mr. Bott outlined modifications; 70ft turn radius at intersection, right of way remains 30 ft turn radius

Mr. Bouchard asked is drainage affects anyone in the neighborhood now

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Mr. Bott answered no  
Mr. King motioned to approve minor modification to McFarlane Farms Detention Basin  
Mr. Ruprecht seconded  
Ms. Farrell feels this is an improvement  
Voted unanimous

8:45 Indian Pond Estates

Mr. Michaud stated that he feels the clickers are not efficient. He has spoken to Police and feels that a punch key access pad, with a 30 second delay would be a better alternative

Mr. Ruprecht feels that more important than the mean of access is the general maintenance of the road; it has not been plowed

Mr. King stated that the gate should remain open until Mr. Tonsberg has is plowed and accessible; would like Mr. Bott to write a letter to Mr. Tonsberg stating this

Mr. Bott stated that the residents want to be at the meeting, with Mr. Tonsberg present to express there ongoing concerns regarding lights and curbs

Board members agree that a letter should be sent to Mr. Tonsberg, gate open until plowed and accessible

Ms. Farrell stated that the ball should be put in his court; he should come up with a resolution

Mr. King agreed

8:55 Mr. Bott presented bills to Board, stated that Schedule D- ongoing accounts should be put back into general release funds until claimed

Mr. King motioned to approve suggestions by Mr. LaBrache to put funds into General Fund

Mr. Ruprecht second

Voted unanimous

Mr. Bott stated that Copperwood bills still need signatures

Mr. Kings stated he called and had a heated conversation with their attorney, who told him money is forthcoming

Mr. Bouchard stated that the engineering bills need to be paid in fairness

Mr. Bott presented Landers proposal, Industrial Communications, articles for Zoning Changes have made the warrant

Mr. Bott stated he met with the Wage and Personnel Board

Mr. King informed Board that he did give Mr. Bott a letter regarding book keeping and bill paying for the Board being extremely time consuming

9:05 Mr. Ruprecht motioned to adjourn

Voted unanimously

MEETING MINUTES RECORDED AND SUBMITTED BY WENDY C.  
DONCASTER