Planning Board

January 27, 2022

7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun, Chris Smith, Charles Underhill

Others present: Gail Turilli, John & Emily Jalbert, Tim Lavelle, Isaiah Cronin

Barry mentioned that Deliberative Session will be held on February 5 and Zoning Warrant Articles will not be discussed. Town Elections will be held on March 8 and there are 2 open positions on the Planning Board. Alternate positions are also open, and any interested parties may send a letter of interest to the Board.

The Minutes from 1/13/2022 were reviewed. Chip mentioned the following corrections: line 226 insert the word “not” before core method. Line 238, replace the word “feels” with “might feel”. Line 255, replace the ADU Warrant Article with Customary Home Occupation Warrant Article as the ADU is listed twice. Line 406, insert the word “only” before in the main home today. Charles **made** and Chip 2nd a **motion to accept the minutes as amended.** All in favor, **motion carries.**

Barry mentioned on line 23 of the minutes regarding the Master Plan update, that letters need to be sent out to the boards. He was contacted by the Heritage Commission and they have a complete re-write of the Historic District chapter that will need to be presented to this Board. He asks that they come in the next time this Board has a light agenda.

**Correspondence:**

Gail mentioned that she did consult the Town of Kingston in regards to the town engineer retainer fee. Kingston requires a $5000 retainer fee for all subdivisions and site plans but, a waiver can be requested to lessen the fee based upon the project type. The Board agrees to keep our town engineer retainer fee at the current rate of $3000.

**Stage Coach Estates, Map & Lot 1-19-B:**

Tim Lavelle addresses the Board stating that the 2 remaining conditions on the plans have been met. The bond has been accepted by the Board of Selectmen and the Soil Scientist signature is on sheets 9 & 10, which Barry confirmed. Mylars will be dropped off on Monday for signatures. Chip **made** and Chris 2nd a **motion to grant final approval.** All in favor, **motion carries. Final approval granted on 1/27/2022.** Barry noted that the impact fees will now need to be assessed. The school impact fee is assessed at $54,263 and the safety impact fee is assessed at $18,766 for a total of $73,029. Chip **made** and Charles 2nd a **motion to accept the assessed impact fees.** All in favor, **motion carries.**

**Preliminary Discussion for 29 Olde Road, Map & Lot 4-183:**

Isaiah Cronin, property owner, addresses the Board stating he is here for a discussion about his plans for the property. He is currently working on clearing the lot for a general construction business that also includes renovations, water & sewer lines. He plans on using the rear side of the property mainly for storage of trucks and equipment. He does plan on having buildings on site in the future but, currently has applied for a driveway permit. His ROW is on Olde Road and abuts Route 111. Barry stated he will need a site plan review if disturbing more than one acre of land and to keep in mind where the wetlands are located. Mr. Cronin mentioned that DES has been involved for a wetland crossing and a restoration has been done. Barry noted to also keep in mind where the setbacks from the wetlands are located. Mr. Cronin stated that the property has been flagged. Barry mentioned that this property is located in the Commercial Zone and to take a look at our town zoning ordinance to make sure that what he plans to do is compatible with this zone. Barry also noted that this is not one of the best maintained roads in town and the Board may ask if he is willing to make improvements to Olde Road in order to support his business. This Board has the ability to determine if a development is premature and the infrastructure is not there to support it. Chip asked what kinds of trucks will be used for the business. Mr. Cronin stated Pick Up’s, Tri-Axle’s, One Tons, Tractor Trailer, Box Trucks, Excavators, etc. and for now, just wants to use the property for storage for the trucks and equipment. Barry mentioned other things that this Board will be looking at are: traffic impact on Olde Road and Main Street, safety issues, fire & emergency access, fire suppression, and hours of operation. Chip mentioned that the town has no set hours of operation for the commercial, light industrial zone in general. Mr. Cronin states he typically works between the hours of 7am and 5pm, and also plows for the state. Chip stated that the point of the site plan is to tailor the requirements of the site to the requirements of the business. Mr. Cronin noted his plan is to obtain the driveway permit then apply for an intent to cut. Once the lot is cleared, he will submit a plan to the Planning Board. Barry noted that the plan will be sent to our town engineer for review and comments. Chip stated that our road agent had asked the Board to speak with the property owner prior to issuing the driveway permit and, will reach back out to him in regards to this. The road agent will be looking at site lines and whether or not the driveway crosses over or is near wetlands before it is approved.

Barry asked if there were any other concerns from the Board. Charles mentioned one of the comments that was made at the last meeting regarding proposed voting items and if the Planning Board had sought feedback from another committee. He doesn’t believe it is incumbent on the Planning board to force people to come in and talk with us. Maybe consider a more structured approach such as an invitation to discuss any concerns in the town to use as input. Chip noted that there is a lot of history, almost all of it negative. In general this is done especially in an area where that committee also has jurisdiction. In regards to Kim Farah’s comment on Beach Plain Road, the Heritage Commission wasn’t consulted because Beach Plain Road is not in the Heritage District. If something is being done in a particular district, the Board would then reach out to that district. Charles stated the advantage of doing something like this that there will not be a big rush at the end of the process and also puts the Planning Board on moral higher ground. Barry mentioned that the Planning Board has stronger ties with some boards more than others, for example: Conservation Commission and Forestry. It probably isn’t a bad idea where once a year this Board invites other committees, boards, and departments to come in to discuss any concerns they may have with Planning and Zoning, especially in the summer months where it tends to be quieter. Charles stated this would give people an understanding of how the community is evolving using an established structure. Barry recommends that when the town report is issued, to read all of the reports as they will say a lot of what is going on with the town. Chip **made** and Steve 2nd a **motion to adjourn.** All in favor, **motion carries. Meeting adjourned at 8:20pm**

Respectfully

Gail Turilli