

**Office of
Kingston Planning Board
Town House
26 Evergreen Street
Kingston, Massachusetts 02364**

**PLANNING BOARD January 25, 2010
Planning Board Meeting Minutes**

Members Present: Tom Bouchard, Mike Ruprecht, Ron Gleason, Dave Gavigan, Dennis Randall, Susan Boyer and Tom Bott.

7:12 p.m. – Meeting Opened

The board held the minutes until the next meeting, as Secretary was absent.

7:15 p.m. – Vote to disband the MPIC

Mike Ruprecht: Motion to disband the MPIC
Second: Dennis Randall
Vote: 5-0-0

7:20 p.m. – TTE Phase IV Mylar Recording

Discussion about recording of document within 6 months. Developer, Peter Opachinski stated that they usually don't record until they are ready for construction. With the real estate climate the way it has been, there was no funding for the project. He now has a bank that is willing to move forward, and he will record the plans the Planning Board approves tonight.

Motion: Mike Ruprecht to have the board write a letter to the Registry of Deeds that there are no changes on the plan.
Second: Ron Gleason
Vote: 5-0-0

7:25 p.m. – Master Plan Decision for 1021 Kingston Place

Discussion regarding the Master Plan decision. Tom Bott stated that there is some unfinished business yet to be completed. Dennis Randall questioned the connector road to Raboth Rd to Pond Properties. Tom Bott explained the decision makes no mention of developing Pond Properties. Applicant has stated that there is no plan to develop that property.

7:30 p.m. – Evolution Sports/Supreme Basketball – Independence Rd.

Tom Bouchard stated that he has been getting phone calls from concerned parents about the lack of lighting in the parking lot area of the facility. Lighting at the front entrance is also inadequate. Also, the landscaping has not been done. Tom Bott will write a letter to owners to explain the concerns of the Planning Board regarding lighting and landscaping.

7:25 p.m. – Collins Special Permit

Applicant has asked for a continuance until Feb. 22, 2010

Motion: Dennis Randall continue until Feb. 22, 2010 at 7:30 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

7:35 p.m. – Solstice Restaurant Site Plan Modification

Laurence Gogarty, architect for Solstice Restaurant was present to explain the entry way changes to the restaurant. He has been to Conscom and gotten approval and is before the Planning Board for a minor modification of the Site Plan the Planning Board previously approved. Tom Bott asked if the board wanted to see a complete new site plan, or did they consider this to be a minor modification. The board felt it was a minor modification.

Motion: Dave Gavigan that changes to the site plan was a minor modification and they approved the changes to the Site Plan

Second: Ron Gleason

Vote: 5-0-0

Motion to adjourn – Dennis Randall

Second: Dave Gavigan

Vote: 5-0-0

Submitted by Ron Gleason