

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

**PLANNING BOARD October 15, 2009  
Planning Board Meeting Minutes**

**Members Present:** Dave Gavigan, Dennis Randall, Tom Bouchard, Ron Gleason, Mike Ruprecht. Tom Bott was attending a simultaneous meeting with the Heritage Center Committee.

**7:10 p.m. – Meeting Opened**

**7:15 p.m. – ANR – Wapping Rd. – MacFarlane**

Tom Bouchard explained the plan to the board and the public. Applicant wishes to combine the lot, which was previously divided and eliminate the lot line.

Motion: Mike Ruprecht to endorse the plan as presented

Second: Ron Gleason

Vote: 5-0-0

**7:20 p.m. – 40R Smart Growth Site Plan Hearing**

Present from Thorndike was Lloyd Geisinger, Lindsey Wilson, and Dave Eastridge. The board motioned to dispense with the reading of the hearing notice.

Motion to dispense with the reading of the hearing notice: Mike Ruprecht

Second: Dennis Randall

Vote 5-0-0

Lindsey Wilson addressed the board concerning 2 issues. One being the hydrology report. He has met with Pine DuBois, Maureen Thomas. BSC Group asked him to put a memo together, nothing new just memorializing the meeting. He is in the process of doing that now.

He met with BSC Group in regards to the peer review. He has made changes, revisions and addressed other issues that were flagged. They are on the same page as BSC Group, and Renny Chapman will be here shortly to give the board an update. Thorndike would like to get an approval on the site plan in the next meeting or so, and would like to ask Tom Bott and Town Counsel to begin drawing up a decision.

Dave Eastridge provided the board with a summary response to Tom Bott's 10 pg. document regarding outstanding issues the board had with the site plan. Discussion with Renny concerning timing of project issues in Phase 1 and Phase 2. Renny felt most of the issues were up to the Board, as to how and when certain issues fell into each Phase. Dave stated some things would have to be redone, if not allowed to wait until Phase 2 to do the tests. Dave stated that Nstar was on board, and although they don't have a signed agreement, it's just semantics of when and where, at this stage of negotiations with them. He stated that Lloyd would be getting the MBTA permit in due course. Also discussed were waivers the applicant has requested. Groundwater

discharge discussion began with Dennis asked about the 20 years of excavation prior to this application and what effect that has had. Renny addressed the issue stating that the water table is relatively flat. Ann Bingham was present to discuss the Smelt Pond Assoc. and asked why Phase 1 no longer included the MEPA discussion. Phasing is now different than the original plan. Lloyd stated that the numbering of the Phases was too confusing for many people, and everyone was referring to Phase 1 as what it is now, and not the MEPA hearings, so they changed it. He could not get people to address it as it was. He stated he will address the MEPA hearings at the time of construction. When this process is complete, he will then go to MEPA. He is also in ongoing talks with the MEPA Unit now.

Elaine Fiore said she has been getting calls from people about the Wastewater Treatment Plant. Concern if there was a problem from 1021's Waste Water Treatment Plant, if the town would be responsible. Lloyd said the town would not be responsible.

Motion to continue the hearing until October 26, 2009 at 7:30 p.m. – Dennis Randall

Second: Ron Gleason

Vote: 5-0-0

### **8:40 p.m. – Kennedy Donovan Center – Crescent Street**

The board continued the discussion for the Kennedy Donovan Center to October 26, 2009 at 7:20 p.m. at the applicant's request.

Motion: Dennis Randall

Second: Ron Gleason

Vote: 5-0-0

The board signed the ANR plan and adjourned

Motion to adjourn: Ron Gleason

Second: Dennis Randall

Vote: 5-0-0