

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

**PLANNING BOARD October 26, 2009
Planning Board Meeting Minutes**

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

Selectmen Present: Dick Arruda, Sandy MacFarlane and Jill Myers, Town Administrator

Community Opportunities Group – Judy Barrett, Kathleen Kelleher

7:10 p.m. – Meeting Opened

The board reviewed the minutes of October 15th

Motion: Ron Gleason to approve minutes with changes

Second: Mike Ruprecht

Vote: 4-0-0

Communications

Tom Bott shared with the Board a press release for the Governor's office recognizing October as Massachusetts Community and Regional Planning Month.

7:15 p.m. – Affordable Housing Plan Meeting - Joint Meeting with BOS

Judy Barrett and Kathleen Kelleher from Community Opportunities Group gave a presentation to both boards regarding an updated Affordable Housing Plan for Kingston. Dennis pointed out that Habitat for Humanity also had a new home on Grove St. that will be an addition to Kingston's Affordable Housing inventory. The home is also Leeds certified and has a solar roof. Sandy MacFarlane recused herself from the discussion as her family's land is an area noted for possible affordable housing. Judy had a slide show presentation for the Board regarding housing inventories and what types of units are eligible to be considered in the inventories. Presently Kingston has 178 affordable units, which is 4% of the goal. She pointed out that once the 2010 census is complete, we will be further behind our goal as the population will have grown since the 2000 census. She noted that 40B has an uncertain future, but the board needs to prepare for other alternatives. She mentioned regionalization, or a sharing of affordable housing resources. Mike Ruprecht asked who would get credit for the affordable unit, if the program was regionalized and affordable housing inventories were shared. Judy stated that there would need to be an agreement between the towns and it would need to be signed off on by the DHCD. Questions surrounding the 10% affordable mandate, and why not 7% or 8%. Tom Bouchard said the board needed to show that it was making an effort to reach 10% which is the law. Judy mentioned that rental units that have affordable units in them, are counted as all units being affordable, regardless if they are not all affordable. She mentioned the town of Westborough, which had built a rental unit and was able to meet the 10% goal as a result.

8:25 p.m. – The board took a recess

8:30 p.m. - 1021 Kingston Place Site Plan Hearing

Motion: Dennis Randall to continue the site plan hearing until Nov. 9, 2009 at 8 p.m.

Second: Dave Gavigan

Vote: 5-0-0

8:35 p.m. – Kennedy Donovan Center Site Plan

Mark Casey and Nancy Allison were present for the site plan hearing. Mark noted there were only 2 items left to discuss, per Paul Bragna's review. The site for the dumpster and lighting. All other issues have been resolved. Mark said they will move the 2 handicapped parking spots further down the lot and there will be 2 non-handicapped spots moved in their place. The dumpster will remain where it is. Nancy stated the lighting will be pole lighting and although it can be seen from a distance, does not shine onto other properties. The board thought putting a manual system in with a timer would be the best solution. The board motioned to approve the site plan.

Motion: Ron Gleason to approve the site plan with the lighting as specified on exhibit sheet as presented

Second: Dennis Randall

Vote: 5-0-0

9:00 p.m. – IPE Reconvened Modification, Amendment or rescission hearing continued until November 9, 2009 at 7:16 p.m.

Motion: Dennis Randall

Second: Mike Ruprecht

Vote: 5-0-0

9:05 p.m. – IPE Continued Modification, amendment or rescission hearing continued until November 9, 2009 at 7:16 p.m.

Motion: Dennis Randall

Second: Mike Ruprecht

Vote: 5-0-0

9:07 p.m. – Amendments to the Kingston Smart Growth Design Standards and Rules and Regs Governing the Subdivision of Land

Tom Bott stated that he has spoken with the Fire Chief and Highway Superintendent and both agree to allow sloped granite curb. Mr. Bott also has done some research on chamfered curbing, where the cutting edge on the top of the curb is slightly rounded. The Town House parking lot has the same type of edging. This type of curbing could be an option where vertical curbing is appropriate where the sidewalk butts up to the road and there is no grass strip. The board felt there are places where it would be appropriate. Discussion regarding possible locations for different types of curbing. The board continued the hearing on amendments.

Motion: Dennis Randall to continue the hearing until November 23, 2009 at 7:07 p.m.

Second: Ron Gleason

Vote: 5-0-0

The board adjourned at 9:10 p.m.

