

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

**PLANNING BOARD November 23, 2009
Planning Board Meeting Minutes**

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

Meeting opened at 7:12 p.m.

The board reviewed the minutes of November 9, 2009

Motion: Ron Gleason to approve minutes with additions

Second: Dennis Randall

Vote: 5-0-0

Communications

Tom Bott updated the board on the Required Ethics Training Class on Wednesday December 16, 2009 being offered at 2 p.m. and 6:30 p.m.

7:20 p.m. – Amendments to Kingston Smart Growth and Design Standards and Rules and Regs

Low impact Design standards for granite curbing discussion. The board accepted the design standard changes regarding granite curbing Section 5.2.6.1. and 5.2.6.2. Pine Dubois addressed the board regarding Changes and suggested that the board incorporate drainage to be a part of the standards for curbing. Tom Bott explained that drainage and curbing are both already part of the Low Impact Design Standards and it is addressed in the drainage section.

Motion: Dennis Randall to close the Design Standards Hearing

Second: Ron Gleason

Vote: 4-0-1

Mike Ruprecht present not voting

Motion: Ron Gleason to accept and approve changes to Section 5.2.6.1. and 5.2.6.2. of the Design Standards

Second: Dennis Randall

Vote: 4-0-1

Mike Ruprecht present not voting

7:30 p.m. – South Shore Medical Center

Walter Sullivan, Jr. was present for the site plan hearing, as well as Martin Coleman and Ralph and Barbara Tesell. Barbara explained that they would be using permanent pavement instead of the discussed permeable pavement, at the request of the water dept. Rennie Chapman, of BCS Group, stated that the applicant has addressed all concerns except 2 items. The applicant needs to show the test pits on the plan and the lighting plan on the plan. Discussion regarding both lighting and parking lot issues. Tom Bott suggested “no parking – tow away zone” signs and illumination at the cross walks. Martin Coleman of South Shore Medical Center said they will update the lighting. Mike Ruprecht asked if they would consider speed bumps. Rennie suggested using speed “humps” instead of speed “bumps”, which are

less intrusive. Questions about storm water issues. Barbara stated that the maintenance plan calls for yearly drainage cleaning. Rennie suggested cleaning them twice yearly.

Motion: Dennis Randall to approve the Site plan with waivers and conditions with maintenance of drainage in the spring and fall and the site plan updated to reflect test pits and the lighting plan.

Second: Dave Gavigan

Vote: 5-0-0

Tom Bott stated he will need 4 copies of the final plan with a revision date.

8 p.m. – Bearses Farm Subdivision Plan and Special Permit Extension

Discussion regarding tax issues. Applicant stated taxes have been paid in the amount of \$28,539.22 on October 30th. There is some residual interest owed for November, but the collector's office was not able to provide that information at this time. Mike Ruprecht asked about the deed for the open space. Applicant stated it is with the town's lawyers at this time. Tom Bott forwarded the draft to Town Counsel and they have not heard back yet.

The board motioned to give the applicant an extension until January 27, 2011

Motion: Ron Gleason to approve the extension to January 27, 2011

Second: Mike Ruprecht

Vote: 5-0-0

8:15 p.m. – Rivers Edge Estates

The board continued the hearing until March 22, 2010 at 7:30 p.m. as a result of conservation issues.

Motion: Dave Gavigan

Second: Ron Gleason

Vote: 5-0-0

8:25 p.m. – 40R Smart Growth Master Plan

Present were Lloyd Geisinger and Dave Eastridge for the hearing. Lloyd showed the Master Plan presentation again. He discussed Central Green, Center Station and the Gateway sections of the plan. He also discussed Open Space and Open Space areas. Lloyd also reiterated the commitments that the developer has made to the Town and that all of them are still part of the plan. Namely, Cranberry Rd. extension, the landfill for the ball fields and the trails. Also upgrading the trails to the middle school. The leaching fields and sewer plant extension, the boat dock at Smelt Pond. The windmill and the fire truck. Dave Eastridge stated that if there were any changes in the Master Plan, they would have to come before the Planning Board again for approval of those items. Discussion regarding play areas. Anne Bingham read a letter from Helen Gavin regarding Smelt Pond water levels. Pine Dubois asked for clarification of the Master Plan versus the Site Plan. Lloyd explained that the Master Plan is an outline of the plan. The Site Plan would get into specifics of the plan. Mark Brobowski stated that the parts of the site plan evolve over time. That the board should use the Master Plan as a checklist for Site Plan approval.

Motion: Dave Gavigan to close the hearing for the Master Plan

Second: Mike Ruprecht

Vote – 5-0-0

Motion: Ron Gleason to approve the Master Plan

Second: Mike Ruprecht

Vote: 5-0-0

10:05 p.m. – 40R Site Plan Hearing

Dave Eastridge stated they had nothing new to present. Mark Brobowski suggested the Board issue a waiver regarding the affordable housing plan, as part of the Site Plan approval.

Motion: Dennis Randall to close the 40R Site Plan hearing

Second: Mike Ruprecht

Vote: 5-0-0

Motion: Dennis Randall to approve the 40R Site Plan approval with all waivers and conditions

Second: Ron Gleason

Vote: 5-0-0

Mark Brobowski will put together a draft decision and will meet with Tom Bott and Susan Boyer to discuss. He will take individual comments and those comments can be emailed to him individually and incorporated into the draft.

The board discussed the December meeting schedule

Motion: Ron Gleason to change the meeting dates to December 7th and 21st

Second: Mike Ruprecht

Vote: 5-0-0

10:30 p.m. The board adjourned and signed the Kennedy Donovan Site Plan

Motion: Dennis Randall to adjourn

Second: Dave Gavigan

Vote: 5-0-0