

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

**PLANNING BOARD December 14, 2009
Planning Board Meeting Minutes**

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

Meeting opened at 7:07 p.m.

Dennis Randall said that the Elm St. Bridge may see construction within 2 years. He spoke with Linda Tassinari from Sen. Murray's office about ramps to Rt. 44 from Rt. 80 in Kingston. A conference call is set up for later in the week. Tom Bott spoke about the proposed windmill in Kingston. He stated that we may be revising our by-law for windmills so as to streamline the process. Also a bylaw for solar voltair panels may be forthcoming. January 7 is the deadline for Town Meeting articles. Ethics classes on Wednesday December 16th scheduled for 2 p.m. and 6:30 p.m. at the Town House.

7:15 p.m. – Independence Mall

Jim Soos and Doreen Lang present from the Pyramid Group. They would like to lease the basement space and delay improvements to the street lighting and other improvements to the area. Dennis Randall requested a bond from the Pyramid Group to allow for a delay in their improvements. Jim Soos suggested the Planning Board would have control of the COA for the cinema addition and this would give the board control. Tom Bott spoke about some of the existing conditions with respect to the intersections we need to upgrade and or repair. We are close to finally getting this area improved. We don't want to wait any longer than necessary. He suggested a dollar value be put on the improvements so a bond amount could be put up. Mike asked about the terms of the lease and when the cinema expansion would take place. Jim Soos said it would take a few months to set up for the lease. It could be a year. He said he didn't know how long it would be for the cinema. Tom Bouchard said to meet with Tom Bott and Paul Armstrong to work out the details of the parking spaces and come back after to the Planning Board. Dave spoke about the right of way bike racks and Gatra bus stops that could be done now. The board will set up another meeting with the mall when they are ready to meet again.

7:45 p.m. – Collins Special Permit 253 Main St.

Mike Ruprecht and Sue Boyer recused themselves as they are neighbors of the applicant. Tom Bott stated that some items need to be addressed by the applicant and the engineer. Sam, the engineer from AJA addressed the board, stating all the requirements of the town are met. Tom Bott stated that there was a lack of dimension on the map drawing. Set back dimensions need to be on the drawing. He also stated both parcels of land may need to be joined to allow this use. Paul Armstrong spoke about means of egress and having a plan with dimensions. Also the 20,000 sq. ft. requirements to do this project.

Motion: Dennis Randall to continue the hearing until January 25 at 7:15 p.m.

Second: Ron Gleason

Vote: 4-0-0

Motion to adjourn: Dennis Randall

Second: Dave Gavigan

Vote: 4-0-0