

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

**PLANNING BOARD December 21, 2009  
Planning Board Meeting Minutes**

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

**7:10 p.m. – 1021 Kingston Place Site Plan Decision – Draft #2**

Mark Brobowski present for assisting the board with the second draft of the Kingston Place decision and conditions. The MOA is the binding document. The 1 million dollar payment was added to the conditions for the Water Dept. The Fire Chief having an independent review of the sprinkler system was discussed at length. The developer has agreed to the \$3000 state's density bonus payment to the town in lieu of the state making payments for each building permit, if the state cannot make those payments in lieu of present budget concerns. BSC comments were reviewed; the 5 waivers, 4 of which were already granted were discussed. Mark suggested a form of a motion to move forward with an approval. Dennis was not in favor of any motion to approve the decision tonight. Mike stated he was in favor of the motion made by Mark Brobowski.

Motion: Dennis Randall to have Mark Brobowski draw up a 3<sup>rd</sup>. draft  
Second: Dave Gavigan  
Vote – 4-0-0

Motion: Dennis Randall continue hearing until January 12, 2010  
Second: Dave Gavigan  
Vote: 4-0-0

Motion to adjourn – Ron Gleason  
Second: Dennis Randall  
Vote: 4-0-0