

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

**PLANNING BOARD February 22, 2010
Planning Board Meeting Minutes**

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

Meeting opened at 7:15 p.m.

Communications:

Tom Bott reviewed the Town Meeting Article hearings that are scheduled for March 8, 2010. He explained the packet and asked the board to review before the next meeting.

7:20 p.m. – IPE Modification, Recession Hearing

Motion: Dennis Randall to continue til March 8, 2010 at 7:03 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

7:23 p.m. – IPE Modification, Recession Hearing continuance

Motion: Dennis Randall to continue til March 8, 2010 at 7:04 p.m.

Second: Ron Gleason

Vote: 5-0-0

Discussion Green Committees Act

Tom Bott discussed what is necessary to apply for funds from the Green Communities Grant Program, providing up to \$100,000 annually to cities and towns that meet 5 specific criteria.

1. Provide for the as-of-right site of renewable or alternative energy generating facilities
2. Adopt an expedited application and permitting process under which these energy facilities may be sited
3. Establish an energy use baseline inventory for municipal buildings, vehicles, street and traffic lighting and a program designed to reduce this baseline by 20 percent with 5 years.
4. Purchase only fuel efficient vehicles for municipal use whenever such vehicles are commercially available and practical
5. Require all new residential construction over 3,000 sq. ft. and all new commercial and industrial real estate construction to minimize the life cycle cost of the facility by using energy efficient, water conservation and other renewable or alternative energy technologies.

7:30 p.m. – Collins Special Permit Accessory Housing

Applicant has requested a continuation until June 14, 2010.

Motion: Dennis Randall to continue until June 14, 2010 at 7:30 p.m.

Second: Ron Gleason

Vote: 5-0-0

7:35 p.m. – Minutes – February 8, 2010

The board reviewed the minutes of February 8, 2010 Regular and Executive Session

Motion: Ron Gleason to approve minutes for Regular and Executive Session

Second: Dennis Randall

Vote: 5-0-0

Ron Gleason made a statement about the withdrawal of the 40R by Thorndike Development.

Ron stated that the withdrawal of the 40R was a very unfortunate circumstance for himself as well as the Town of Kingston. He stated that he was very proud to be on the Design Review Study Committee and the process to put together the Design Review recommendations for the project took almost 9 months to complete. The development would have included 109 acres, 730 residences, 260 single family residences, 212 residential condos, 225 apartments and 33 live/work homes. It also included 146 affordable units of which 102 were set aside for residents. 50,000 sq. feet of shops and 250 sq. ft of office space and was LEED certified. Revenue included 266 million for the Town for the total development, 3 million dollars in gross taxes, \$2,190,000 for the Town over time and \$3000 per building permit. \$259 yearly in reduction of sewer charges for households, approximately 900 new jobs, 200 construction jobs, and 28 acres of open space. Also included was recharge of Smelt Brook. As a result of a few people that didn't want to see this development come to fruition, and did what they could to stop it, we are now stuck with the moonscape we started with. When the sand and dust blows in the Spring and complaints start coming into the Selectmen's office, give out the telephone numbers of the abutters and others who were against the project. More than anything it is an economic issue and we will all feel the pain from this in taxes. In reality everyone is going to lose.