

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

**PLANNING BOARD February 8, 2010
Planning Board Meeting Minutes**

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

Selectmen Present: Richard Aruda and Jill Myers, Town Administrator

Meeting opened at 7:10 p.m.

Communication: Tom Bott spoke about the 40R Site Plan Appeal

Joint Meeting with BOS for Affordable Housing Plan

Judi Barrett of Community Opportunities Group was present for the second joint meeting. She addressed areas the Planning Board and BOS discussed for affordable housing. Areas 1 thru Area 6 were discussed with pros and cons for each, as a desirable spot for Affordable Housing. Ideas discussed were increasing density bonus to make RODEOS possible in the R-40 district. To try to improve the perception of affordable housing by pointing to successful developments as in Nobadeer Village. The board discussed what makes an area appropriate. Priorities were that it fit into the current environment of Kingston, water and sewer availability, preserving the town's identity, close to public transportation and library, etc. or on bus route. Also discussed was homes that may be in tax title, houses or buildings the town already owns and go into a partnership with a developer for affordable condos, etc. The boards will meet again March 22, 2010 and will invite the Sewer Commission to discuss sewer capacity at different areas of town.

Planning Board Minutes Review

The board reviewed the minutes of December 14, 2009

Motion: Dave Gavigan to approve the minutes

Second: Ron Gleason

Vote: 5-0-0

The board reviewed the minutes of December 21, 2009

Motion: Dennis Randall to approve minutes

Second: Ron Gleason

Vote: 5-0-0

The board reviewed the minutes of January 11, 2010

Motion: Ron Gleason

Second: Mike Ruprecht

Vote: 3-0-0

Present not voting Dave Gavigan and Tom Bouchard

The board reviewed the minutes of January 12, 2010

Motion: Dennis Randall

Second: Dave Gavigan

Vote: 5-0-0

The board reviewed the minutes of January 25, 2010

Motion: Dave Gavigan

Second: Ron Gleason

Vote: 5-0-0

The board motioned to go into Executive Session

Motion: Dennis Randall

Second: Ron Gleason

Vote: 5-0-0

Roll Call vote:

Ron Gleason – YES

Tom Bouchard – YES

Mike Ruprecht – YES

Dave Gavigan – YES

Dennis Randall – YES

Susan Boyer - YES

8: 45 p.m. The board went into Executive Session and will not return to Regular Session

Submitted by Christine Haas