

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

PLANNING BOARD March 22 2010
Planning Board Meeting Minutes

Members Present: Tom Bouchard, Dave Gavigan, Dennis Randall, Ron Gleason and Tom Bott.

7:10 p.m. – Meeting Opened

Roll Call

The board reviewed the minutes of March 3, 2010

Motion: Dave Gavigan
Second: Dennis Randall
Vote: 3-0-1

Ron Gleason Present not voting

7:08 Correspondence

Kingston Place on Foster Lane would like to change uses from shelter to a sober house. Tom Bott has not spoken to Paul Armstrong yet. Will get back to the board after he has a chance to meet with him.

Affordable Housing Plan

Judy Barrett, consultant, was not able to attend the joint meeting with the Selectmen and Planning Board. Her available dates are April 30th and May 10th. Planning Board is available either date. Tom will check with the Selectmen for availability.

Discussion OCPC Priority Development Areas and Priority Preservation Areas

Discussion postponed. Tom will set up another joint meeting with them and various other boards regarding mapping our areas of the town for development and preservation.

7:15 p.m. – Ocean Hill Estates Road Acceptances Discussion

Tom Bouchard addressed the situation with the roads not yet being accepted by the town. He commended Larry Salters for following through on most of what was asked, however because of his untimely death, the roads were never accepted by the Town. Although this item is on the warrant for road acceptance again, the Town and Tom Bott are doing what they can to complete the process before April 5th, as an as-built plan, if there was one, has still not been located. Several engineers have been called to locate an as built plan, but to date, none has materialized. Tom also stated he believes the policy needs to change, and roads needs to be accepted if the Town is going to have to continue to plow and maintain the roads, the developer has no incentive to get their roads accepted by the town. The board asked Tom Bott to send a note to the Board of Selectman to get the issue resolved, and in the meantime to set a time period the town will plow til they are accepted. One suggestion Tom Bouchard made to continue to have the Town plow and sand the roads and give the bill to the developer.

7:25 p.m. – Tree Farm Landing

Nobody present for the development

7:30 p.m. - Kennedy Donovan Center

Rick Bornstein and Nancy Allyson were present for the Kennedy Donovan Center. Also abutters Geroge and Jennifer Ingersoll. Applicants are back for a minor modification of the site plan, lots lines and fencing. Also, as Mark Casey stated, the size of the building had to be reduced. Also discussed was the driveway surface. Mark felt it was more prudent not to use crushed stone as suggested by Paul Bragna, the towns' consulting engineer. Mark stated that crushed stone would be scattered during plowing and also the plows would have to raise the blade, thereby causing frozen ice coating the stones. He stated there's no problem with the packed stone as it filters as needed. He suggested a maintenance agreement and cleaning out the basins regularly. Discussion regarding the parking space near the dumpster. They also need a waiver for one additional drainage pipe, and no crushed stone and the parking space would be left as is. Minor changes and waivers agreed to by Planning Board

Motion: Dave Gavigan
Second: Dennis Randall
Vote: 4-0-0

Fence was discussed, with result being Kennedy Donovan would replace destroyed wooden fence with composite fence on top of 3 ft. berm 6' fence. They discussed details at a meeting coinciding with the Planning Board meeting across the hall.

8:25 p.m. River's Edge

Continued til April 26, 2010 at 7:30 p.m.

8:30 p.m. - O'Donnell's Site Plan

Mr. Guggenheim was present for the site plan. He explained the parking lot and how it was great for people taking the train into town and he was charging \$50 per month and saving people a lot of money. The parking lot is not paved and he said there is no reason to pave. However, rules and regs of the Planning Board state it should be paved to get a permit. Mr. Guggenheim said he found 30 other places in town that were parking areas that were not paved. He said they have had no complaints and they have no drainage problems. He suggested the board come out and do a site walk on the property. Tom Bouchard said he will and encouraged other members to do the same. He also suggested Mr. Guggenheim meet with Tom Bott to discuss some engineering and legal bills that need to be paid before a permit can be issued. Applicant will return April 12, 2010 at 7:15 p.m.

Motion: Dennis Randall
Second: Ron Gleason
Vote: 4-0-0

8:45 p.m. - Holly Ridge Inspection Account

Tom Bott explained to the board that the engineering account for Holly Ridge needs to be closed and the money that has been retained, be returned to the applicant, Mr. Jeff Opachinski in the amount of \$2529.58. The board agreed to release the funds and close the account for Holly Ridge.

8:50 p.m. - Zoning By-Law Changes

4.4.2.1. and 4.4.4.2. The Board put a HOLD on these by-law changes

2.1.1.59.b. Principal Structure and Principal Use

Motion: Ron Gleason favorable action on both amendments
2nd: Dave Gavigan
Vote: 4-0-0

The remaining by-laws were continued until April 12, 2010 at 7:15 p.m.

9:00 p.m. - The board paid bills and adjourned.