



**Kingston Planning Board  
Agenda for  
Monday, March 8, 2010  
7:00 PM at Kingston Town House  
26 Evergreen Street, Room 200**

**1. Roll Call**

**2. Minutes of the previous meeting**  
February 22, 2010

**3. Communications**

**4. Old Business**

**5. New Business**

7:03 Reconvene Indian Pond Estates modification, amendment or rescission hearing

7:04 Continued Indian Pond Estates modification, amendment or rescission hearing

7:10 Conceptual Meeting Wind and Solar Farm on 40R site (O'Donnell)

7:15 Tree Farm Landing Frontage discussion

Green Communities Discussion

7:30 Hearing Town Meeting Articles for Zoning and Street Acceptances

Amend §4.16. "Wind Turbine Overlay District with expedited permitting

Adopt § 4.17. Large-Scale Ground-Mounted Solar Photovoltaic Overlay District w/ expedited permitting

Amend §Section 4.15.13.2.a.1021 Kingston's Place

Amend §2.0 definition for: "Accessory Structure" and "Principal Structure

Amend § 4.4.2.1. regarding farming in the R-20 zone

Amend § 6.1.1. regarding non conforming structures and uses

Amend § 6.2.2.1.a.regarding Non-Conforming Use of Building or Land

Amend § 6.2.2.3.a. regarding Non-Conforming Use of Building or Land

Amend § 6.4.2.2.regarding parking areas that allow backing onto or off a public way

Amend § 7.3.1.1.a. regarding a site plan where a special permit or variance is required.

Amend § 7.3.2.4. regarding a report on a site plan prior to the conduct of a public hearing for special permits or variances

Amend § 7.7.1.6. regarding rendering a decision on a special permit without a report from the Planning Board

Proposed Street Acceptances Indian Pond Estates III

Pond View Drive, Forrest Street, Meeting House Road, and Hemlock Street

Proposed Street Acceptances Ocean Hill Estates

Phase I Ocean Hill Drive, Bay Hill Road, and Berry Drive

Phase II Hillside Drive, and Seaview Drive

Phase III Highland Drive, and Longview Drive

Proposed Walking Trails in Tall Timbers Estates

Close Holly Ridge Engineering Account

Discussion 40R Master Plan Approval Decision

**Future Meetings**

**March 22, 2010**

7:30 River Edge Estates (Elder Ave) Definitive Subdivision plan (Calista)

Joint Meeting with BOS for Affordable Housing Plan

Site Plan O'Donnell Parking Lot 47 Marion Drive (O'Connell)

Discussion OCPC Priority Development Areas and



**April 5, 2010 Annual Town Meeting** (Town Meeting Starts on Monday this year)

**April 12, 2010**

**April 26, 2010**

**May 10, 2010**

**May 24, 2010**

**June 14, 2010 (Flag Day)**

7:30 Special Permit Accessory Housing 253 Main Street

**June 28, 2010**

**July 12, 2010**

**July 26, 2010**

**August 9, 2010**

**August 23, 2010**

**September 13, 2010**

**September 27, 2010**

**October 11, 2010 (Columbus Day Observed)**

**October 25, 2010**

**November 8, 2010**

**November 22, 2010**

**December 13, 2010**

**December 27, 2010**