

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

**PLANNING BOARD April 26, 2010**  
**Planning Board Meeting Minutes**

**Members Present:** Tom Bouchard, Ron Gleason, Bob Gosselin, Sue Boyer.

**7:00 p.m. -Meeting opened**

The Board welcomed Bob Gosselin as the newest Planning Board member and they will reorganize at the May 10, 2010 meeting due to 2 members not in attendance tonight.

**Elm Street Bridge Project**

The first meeting for the Elm St. Bridge is Thursday May 6<sup>th</sup> at 7 p.m. in Room 200. Tom Bouchard would like to maintain the bridge's quaintness. He feels that the area is very unique to Kingston and would like to maintain the character as much as possible. Tom Bott stated that it would be engineered to highway standards because it will be built to Mass Highway specs. It will be 2 lanes instead of one, a 4ft. shoulder, and a 5 ft. sidewalk. Mary O'Donnell would like to send her consultant out to look at the bridge. She feels it may be a good place for a windmill.

**7 p.m. – Open Forum – Mary O'Donnell – Wind and Solar Farm update**

Mary explained that this site is the former 40R site and will be the site of the wind and solar farm. The solar is not that great in the Boston area because it is overcast a large part of the time. Cavanero is the company that put the plans together. Brian Cavanero will take the pictures of the wind turbines and the board can decide which areas are preferable. She explained there is new technology for the paddles, making them more efficient. They operate at one and a half to two megawatts. Tom Bott stated that they need to check for turtles on the property. Mary stated that the turtles were on the Davis' property and that she is seeing MEPA on Wednesday. She will be back in 2 weeks for another update.

**7:20 p.m. – Site Plan – O'Donnell Parking Lot**

Mr. Guggenheim and Mr. O'Connell were present for the site plan. Mr. Guggenheim stated that in regards to the \$5500 the applicant owes the Town, he has spoken to Pricilla Palumbo and that she was receptive to the idea of a payment plan on \$500 a month. He also has 4 bids on the asphalt and he has 100 ft. in front of the building for a sidewalk and direct access for the handicap ramp. Bob Gosselin said he was concerned about congestion. The applicant stated that the MBTA owns the catch basin in question. They took it by eminent domain.

7:30 p.m. – John LaBrache arrived at the meeting. He asked to speak to the repayment issue. He stated that The Collector, Pricilla Palumbo, has no right to enter into a payment plan with the applicant that is up to the Planning Board. It also sets a bad precedence for future projects. Mr. Guggenheim stated that this payment policy is in the by-law. He would like to speak to his client. Tom Bott reiterated the need for an engineered plan and the ADA director's recommendations. Tom Bouchard stated that the ADA director will be there to check the work, and if he doesn't approve of what's being done he will have to tear it apart and do it again. The applicant will come back May 24<sup>th</sup> at 7 p.m.

**7:45 p.m. – IPE Rescission**

The board motioned to waive the reading of both notices.

Motion: Ron Gleason  
Second: Bob Gosselin  
Vote: 3-0-0

The board continued the both hearings until May 10, 2010 at 7:20 p.m.

Motion: Ron Gleason  
Second: Bob Gosselin  
Vote: 3-0-0

**7:55 p.m. Rivers Edge Estates – Calista**

Motion to waive reading of the notice: Ron Gleason  
Second: Bob Gosselin  
Vote: 3-0-0

Motion: Continue the hearing until June 14, 2010 at 7:30 p.m.  
Second: Bob Gosselin  
Vote: 3-0-0

**8 p.m. – Town Meeting Articles**

The board waived the reading of the hearing notice

Motion: Ron Gleason  
Second: Bob Gosselin  
Vote: 3-0-0

The board continued the ZBA articles until May 10 at 7:35 p.m.

**8:05 p.m. - Indian Pond III Street Acceptances**

Tom Bott showed the board plans brought in by developer. The plan shows all the streets that need to be accepted but not the drainage or catch basins. The board will need an as built plan.

**8:15 p.m. Ocean Hill Estates Street Acceptances**

Tom Bott explained that the metes and bounds are in progress for Ocean Hill Estates. The board suggested having Tom send a letter to Fred Tonsberg explaining that they need a metes and bounds for that subdivision as well as the as-built.

Motion to send a letter to Fred Tonsberg: Ron Gleason  
Second: Bob Gosselin  
Vote: 3-0-0

Discussion regarding having abutters come up with \$150 each to cover the cost of getting an as built plan drawn. There are approximately 80 homes in the development and if everyone contributed that could cover the cost of paying for the as built plan. Tom Bouchard said that we need to come up with some type of a plan, as the Town does not have the funds to pay for the as built plan. Tom Bouchard wants to send a letter to the Selectmen stating we need to change the policy in reference to acceptance of streets sanding and plowing.

**9:45 p.m. - The board motioned to adjourn**

Motion to adjourn: Ron Gleason

Second: Bob Gosselin

Vote: 3-0-0

Minutes prepared by Christine Haas