

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

**PLANNING BOARD May 10, 2010**  
**Planning Board Meeting Minutes**

**Members Present:** Tom Bouchard, Ron Gleason, Bob Gosselin, Mike Ruprecht, Dave Gavigan

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

Roll Call Vote

**Planning Board Reorganization**

Motion to reorganize: Ron Gleason  
Second: Mike Ruprecht  
Vote: 5-0-0

Motion: Mike Ruprecht to appoint Tom Bouchard Chairman  
Second: Ron Gleason  
Vote: 5-0-0

Motion: Mike Ruprecht to appoint Ron Gleason Vice-Chair  
Second: Bob Gosselin  
Vote: 5-0-0

Motion: Ron Gleason to appoint Bob Gosselin Clerk  
Second: Dave Gavigan  
Vote: 5-0-0

**7:05 p.m. – Affordable Housing Meeting with the Board of Selectmen**

Judy Barrett from Community Opportunities Group was present for the joint meeting. She referenced her handout she had given to the board, and explained alternative ways of achieving the affordable housing goal for the town. She focused on the Town Center area and possible ways to make some upper story housing units. Ideas presented were multi-family housing, multi family conversions, mixed use buildings, and accessory apartments. She also gave the board information about strategies to make affordable housing easier to approve, including relaxing zoning by-laws so that some of these types of housing would be allowed by right, if they meet certain criteria, and if they don't, then a special permit would be required. Other ideas presented were the LIP program, local initiative program for Comprehensive Permits, which would give local authorities control over the affordable units, instead of the State. Tom Bouchard asked about TDR's Transfer Development Rights, as a way of obtaining more affordable units. Judy explained there would need to be a means of having these parcels in a trust fund, and monetary compensation would need to be established, unless a seller and a developer could come to a timely transaction, which is not always possible. CPA funds could be used as a land bank, if funds were available. Tom Bott will put together a draft letter. Carl Nagy-Koechlin, Executive Director of South Shore Housing spoke to the board regarding affordable units they have created and also some units they are administrators for. He stated another way to get more affordable housing is group homes and non-profits.

### **8:20 p.m. – Street Acceptance Procedures**

Discussion regarding street acceptances with the BOS and the Planning Board would like a change in the procedure. Tom and Jill will work together to come up with a suitable plan and present it to both boards. Discussion regarding the time developers would have to get their roads accepted would be 2 years. Bob Gosselin felt that would set a precedence and it should be sooner than that. Tom explained that time line was for existing developments that had not yet had their streets accepted. An extension beyond the 2 years would call for a bond.

### **8:45 p.m. – Mary O'Donnell Wind Turbine Update**

Mary explained her plans and said that now they will only have 4 turbines. They had to reset where they would be because of the wind. She is working with consultants that are reputable and they are moving forward with the wind turbines. She will come back on May 24<sup>th</sup> for another update.

### **9:00 p.m. – Tall Timbers and Ocean Hill Estates Street Acceptance Hearings**

The board motioned to waive reading the hearing notice

Motion: Ron Gleason  
Second: Bob Gosselin  
Vote: 5-0-0

Tom Bott explained that we now have an “as-built” plan for Indian Pond Phase 3 and they have prepared a quit claim deed. Horsley and Witten will go out and inspect the roads. The board will use the IPE’s engineering account money to pay for the inspections. There is 50k in the account. Once Horsley and Witten inspects it and gives the board the cost, the Planning Board will request to release the funds. The engineers will use the as-built as a guide. In regards to Ocean Hill Estates, Tom is going to the FinCom Thursday night to ask for 1K from emergency funds to get a punch list of what needs to be done. That cost does not include an as-built plan. Discussion regarding accepting the roads without an as built. Ron stated he would not vote for acceptance of the streets without an as built. Bob Gosselin felt the town would own it anyway, so they should just accept the streets and move on. The board continued the hearing until May 24<sup>th</sup> at 7:30 p.m.

Motion: Ron Gleason  
Second: Dave Gavigan  
Vote: 5-0-0

9:20 p.m. – The board motioned to go into Executive Session and not return to Regular Session

Motion: Dave Gavigan  
Second: Ron Gleason  
Vote: 5-0-0

### **Roll Call Vote to Enter Executive Session**

Thomas Bouchard – YES  
Mike Ruprecht – YES  
Ron Gleason – YES  
Dave Gavigan – YES  
Bob Gosselin - YES

Minutes prepared by Christine Haas

