

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

**PLANNING BOARD May 24, 2010**  
**Planning Board Meeting Minutes**  
Draft

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

**7:05 p.m. -Meeting opened**

Roll Call Vote

Tom Bott updated the Board on Fin Com's recommendations for Town Meeting for the Budget. The Finance Committee approved the budget transfer request for \$1500 for subdivision inspections. This will be done by Webby Engineering. The Planning Board budget for FY11 has had \$2000 in funding restored from last years 51% cut to expenses. The Fin Com is recommending changes to stipends for elected boards; Chairman will receive \$1000, board members \$800.

7:10 p.m. The board approved minutes.

Motion to approve minutes of March 29, 2010: Ron Gleason

Second: Mike Ruprecht

Vote: 4-0-1

Bob Gosselin present not voting – was not a Planning Board member as of this date.

Motion to approve minutes of April 12, 2010: Dave Gavigan

Second: Ron Gleason

Vote: 2-0-2

Vote of necessity because of change of board

Motion to approve minutes of April 26, 2010: Ron Gleason

Second: Mike Ruprecht

Vote: 3-0-2

Dave Gavigan and Mike Ruprecht present not voting

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

Mr. Guggenheim was present for the meeting. He addressed the back monies owed by the applicant and said that he would be paying 3K of the monies and the remainder in 30 days. Sean O'Connell, site manager updated the board on the progress. He spoke to Cavanero's and they have to change the handicapped spots in the front of the building. There is not enough room to back up. The entrance will also be paved completely. There will be 5 ADA spots and they will pave up to the building. Tom Bouchard would like to see the paving extended, Ron Gleason agreed. Tom Bott explained that it will need to be reviewed by the Town peer reviewer and an engineering account will need to be set up as soon as Tom determines an amount that would cover it. The board continued the meeting until June 28<sup>th</sup> at 7 p.m.

Motion: Ron Gleason to continue the meeting until June 28<sup>th</sup> at 7 p.m.

Second: Mike Ruprecht

Vote: 4-0-0

### **7:30 p.m. – Indian Pond Recession Hearing**

Tom Bott explained that they have made progress with the street acceptances and they have the needed easement from Mr. Tonsberg. The board motioned to waive the reading of the hearing notice.

Motion to waive hearing notice reading: Ron Gleason  
Second: Bob Gosselin  
Vote: 5-0-0

Motion to continue hearing until June 14, 2010 at 7:20 p.m.: Dave Gavigan  
Second: Mike Ruprecht  
Vote: 5-0-0

Motion: Bob Gosselin to waive the reading of the hearing notice for IPE Part 11  
Second: Ron Gleason  
Vote: 5-0-0

Motion: Bob Gosselin to continue the hearing until June 14, 2010 at 7:21 p.m.  
Second: Ron Gleason  
Vote: 5-0-0

### **7:35 p.m. – L Knife Discussion Special Permit**

Mike Brophy was present for the update on the recycling plant. The Special Permit reads that there would be no storage of beer at the recycling center. L. Knife would like the board to reconsider allowing them to store some beer in there, as it's creating more traffic in the neighborhood transferring beer to the Plymouth plant. Tom Bott explained that the applicant would need to apply for a new Special Permit in order to use the recycling center for beer storage. Mike Brophy invited the board to come and see the recycling plant and where they would like to store the beer if a permit was granted. The board will visit the brewery recycling plant on Thursday June 3<sup>rd</sup> at 5 p.m. The board also discussed having L. Knife make a donation to the town. The y would like a donation to the Calista property in place of donating land to the town for storage at the recycling center. Pine DuBois spoke to the Calista Open Space purchase and stated there is 450k already in the bank and the price is 920k. L. Knife could make a donation to the one year note which will require a  $\frac{3}{4}$  vote at Town Meeting. Tom Bott would also like to check the lighting at the L. Knife plant.

### **7:50 p.m. – Town Meeting Articles**

#### **Indian Pond Estates Road Acceptance**

Tom Bott explained that Indian Pond Estates was ready to have their roads accepted by the Town. There are still some problem areas with the roads, but there is engineering money left in their account. However there will need to be a hearing to release bond money.

Motion: Bob Gosselin to recommend a favorable recommendation to accept the roads subject to repair of the 5 outstanding road issues paid for by developer or using the bond money.

Second: Ron Gleason  
Vote: 5-0-0

### **Ocean Hill Estates Road Acceptance**

Staff checked with the State's UCC records to see what the status of the development company Winnetuxet is. The company dissolved in March 2009. Tom Bott has the peer review although there is no as built plan. Mike stated that he doesn't want the board to set a precedent with accepting streets without an as built plan, but the developer has died and the Town doesn't have a lot of options. Ron Gleason is not in favor of accepting streets without an as built. Bob Gosselin stated that if the streets had already been accepted, the Town would still own the road problems and have to repair them.

Motion: Bob Gosselin favorable recommendation to accept the roads

Second: Dave Gavigan

Vote: 4-1-0

Amend Zoning By-law 2.1.1.66.b. Use - Principal definition to include "unless otherwise expressly permitted under these by-laws, there shall be only one principal structure per lot"

Motion: Ron Gleason favorable recommendation to change the language as presented

Second: Mike Ruprecht

Vote: 4-0-0

### **8:45 p.m. – ANR - 26 Wapping Rd.**

Pine DuBois was present to create a non-buildable lot at 26 Wapping Rd. to be acquired by the Town at below market value. She asked to have the 250.00 fee waived as well as not provide topography for the plan, as it was unbuildable.

Motion: Mike Ruprecht to endorse the plan as presented

Second: Dave Gavigan

Vote: 5-0-0

### **8:55 p.m. – ANR Mayflower Drive**

ANR plan on Mayflower Drive from Bob Scarzi to move the lot line

Motion: Dave Gavigan to endorse the ANR plan as presented

Second: Mike Ruprecht

Vote: 5-0-0

### **9:00 p.m. – Wind Turbine Project**

Rich Kleinman was present for Mary O'Donnell's wind turbine project. Tom Bott gave the time frame for permitting. Applicant will come back in 2 weeks for an update if needed.

**9:05 p.m. – Mark Guidoboni – 6 Old Orchard Lane – 2 Bay Garage**

Mark Guidoboni is proposing a 2000 sq. ft. garage on Old Orchard Lane. The property is located in the Commercial zone. It will be used to store personal vehicles and possibly for some commercial uses as well. Questions the board had include lighting and security and were repairs going to be done at the site. Paul Armstrong will be doing the permitting.

The board reviewed the minutes of May 10, 2010

Motion: Dave Gavigan to accept the minutes as presented

Second: Ron Gleason

Vote: 5-0-0

Motion to adjourn: Dave Gavigan

Second: Ron Gleason

Vote: 5-0-0