

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

PLANNING BOARD June 14, 2010
Planning Board Meeting Minutes

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

7:05 p.m. -Meeting opened

Roll Call Vote

Tom Bouchard was delayed. Ron Gleason chaired the meeting until he arrived at 7:20 p.m.

The board reviewed the minutes of May 24th. The board made 2 changes and then approved the minutes.

Motion: Dave Gavigan
Second: Mike Ruprecht
Vote – 5-0-0

7:15 p.m. - Engineering Accounts

The board motioned to close 2 engineering accounts with balances in them. Ryans Way with \$43.20. The board will release the funds to developer. Goscon - 68 Evergreen St. \$1.83. Developer Bob Gosselin is now a member of the planning board, and he suggesting putting it in the General Fund, account 999.

Motion: Mike Ruprecht to release funds to Ryan's Way
Second: Bob Gosselin
Vote – 4-0-0

The Board paid bills South Shore Survey \$517.50; Webby Engineering - \$800; Coler and Colantonio - \$2,385.05

Motion to pay bills: Bob Gosselin
Second Mike Ruprecht
Vote: 4-0-0

7:20 – Kennedy Donovan Center

Rick Bornstein is requesting a minor modification on the site plan. The new plan eliminates the berm. He has come to an agreement with the Ingersoll's. The board motioned to accept the minor modification to the Site Plan

Motion: Mike Ruprecht
Second: Dave Gavigan
Vote: 3-0-1

Bob Gosselin abstained as he was not a Planning Board member during site plan approval process.

Tom Bott addressed the changes to the Open Meeting Law. Mainly the agenda was discussed and ways it could be visible 24/7 as instructed by the proposed OML. And what constitutes an "exhibit". The board will discuss at a later time.

7:20 p.m. – Indian Pond Estates – Rescission Modification and Amendment

The board waived the reading of the hearing notice.

Motion: Ron Gleason
Second: Dave Gavigan
Vote: 4-0-0

Tom Bott stated that the Town would use the bond money to finish the roads if necessary. He suggested continuing the hearing.

Motion: Dave Gavigan to continue the hearing until September 13, 2010 at 7:10 p.m.
Second: Ron Gleason
Vote: 4-0-0

7:25 p.m. – Indian Pond Part II – Rescission Modification and Amendment

Motion: Dave Gavigan to continue the hearing until September 13, 2010 at 7:12 p.m.
Second: Mike Ruprecht
Vote – 4-0-0

7:30 p.m. – Site plan Wind Turbine Cranberry Road

Weston and Sampson are developing plans for the Towns Wind Turbine site. Steve Weir the project manager and Joanne ? explained the process to the board. They said they chose a site with the highest elevation and they have not completed a lighting plan yet. Mike had a concern about the impact on the neighborhood. Mr. Weir stated that it would not be noticeable from most angles. Bob had a concern about the shifting of soil beneath the turbine. Mr. Weir stated that the turbines had deep foundations. Ron asked about the metering. Asked if they could use secondary metering instead of primary metering which would be more cost effective. Mr. Weir stated that it would be up to the developer which manufacturer he chooses; the lease holder is the primary decision maker. Mark Beaton stated that the turbine company is more scrupulous than the board will be. He said it's wiser for the Town to lease the turbine instead of the 6 million to purchase. The Board of Selectman will choose ultimately who that would be. Tom Bott said that there will also be staff's concerns, and he will update the board and Weston and Sampson on that as time goes by. Mike would also like to see photos of flicker. The board will meet with Weston and Sampson again June 28th at 7:25 p.m.

8:10 p.m. – Special Permit – Collins 245 Main St.

The Collin's have decided to withdraw their petition for an accessory housing unit at their location. The board motioned to Deny without Prejudice so the applicant could come back at a later date if they wished to.

Motion: Ron Gleason to deny without prejudice
Second: Mike Ruprecht
Vote: 5-0-0

8:15 p.m. River's Edge Subdivision – Calista

The board continued the subdivision at the applicant's request.

Motion: Mike Ruprecht to continue the hearing until September 27, 2010 at 7:30 p.m.

Second: Dave Gavigan

Vote: 5-0-0

8:20 p.m. Special Permit – Home Occupation – Massage Therapy

Rachel Brink was present for her Special Permit. She stated that she would be doing approximately 10 massages a week. Hours are 9:30 a. m. to 7:30 p.m. The applicant also provided a support letter from her neighbor and abutter.

The board motioned to approve the Special Permit with all by-law conditions included.

Motion: Bob Gosselin to approve Special Permit including all by-law conditions

Second: Mike Ruprecht

Vote: 5-0-0

8:30 p.m. – Sunrise Drive ANR

Delwyn Associates is donating land to the JRWA on Sunrise Drive. The conservation restriction will be held by the Wild Lands Trust. They presented an ANR plan which shows the three areas of the property being deeded. The board endorsed the plan, and at Pine DuBois's request added that they strike note #6 on the plan. And state on the plan that lots a,b,and c are non-buildable lots.

Motion: Mike Ruprecht to endorse the plan with above conditions and changes.

Second: Ron Gleason

Vote: 5-0-0

Discussion about another new Open Meeting Law – closing agenda by Thursday at noon, as agenda needs to be posted 48 hours before the meeting.

The board adjourned

Motion: Ron Gleason to adjourn

Second: Dave Gavigan

Vote: 5-0-0

Minutes taken by Christine Haas

