



**Office of  
Kingston Planning Board**  
Town House  
Kingston, Massachusetts 02364

**PLANNING BOARD MEETING MINUTES APRIL 11<sup>TH</sup>, 2005**

**7:07 PM** Meeting called to order

Members present: Mr. King, Mr. Ruprecht, Mr. Michaud and Town Planner Tom Bott

Mr. Bott asked board members to read letter from SLT Corp., would like Board to issue a memo to High Pines stating how to rectify problem

Mr. King motioned to issue a memo to High Pines stating that the Board is in agreement with Horsley and Whitten that an extra layer of pavement and a sealant should be applied

Mr. Bott suggested that both issues (Horsley Whitten and Hadley) could be addressed at the same time. Mr. Bott suggested stating in the letter to SLT Corp. that in the interim, before the pavement and sealant can be added, to deal with the area that there is a problem.

Mr. Bott asked that the letter Mr. Opachinski is requesting be sent after the Town Review Engineer receives payment.

Mr. King said fine, write letter after receive check.

Voted unanimous

Mr. King asked if Mr. Bott sent a letter to Mr. Tonsberg stating that gate should be left open until access issues rectified.

Mr. Bott said he didn't send letter yet.

**7:16 PM** ANR Round Hill Road, Lot 31 Swap (Webby) ANR Round Hill Road, Lot 2-51 (Webby)

Mr. Bott presented two individual plans and explained

Mr. King stated that parcel B would be an illegal non-buildable lot

Mr. Bott presented second plan showing frontage and access

Mr. King said not in favor of either plan, asked Mr. Bott if we have to act on this tonight

Mr. Bott said that the Board needs to take action within 21 days, so yes, needs action tonight

Mr. Bott said the Board would be safe signing 1<sup>st</sup> plan

Mr. King stated that plan 1 is presuming plan 2 is signed as well

Mr. King motioned to deny both plans due to previous issues, applicant can resubmit at a later date, with no penalties or date restrictions

Mr. Michaud seconded

Voted unanimous

**7:25 PM** ANR Marion Drive (Duggan / O'Donnell)

Mr. Bott stated that the submission is incomplete, still no abutters list

**7:28 PM** Stone Meadow Farm Definitive Subdivision (Webby)

Mr. King motioned to continue Stone Meadow Farm to April 25<sup>th</sup>, 2005 @7:15 pm

## **Planning Board Meeting Minutes April 11<sup>th</sup>, 2005**

### **7:30 Site Plan South Street, Knights of Columbus, Cell Tower**

Mr. Bott presented pictures, suggested moving location on site behind building

Mr. King stated that from a site plan prospective there are no problems- access, egress etc.

Mr. King motioned to approve site plan for South Street Cell Tower

Mr. Michaud seconded

Voted unanimous

### **7:37 Mews Comprehensive Permit, comments to ZBA (Baker Ave 40B)**

Mr. King stated that exiting off Baker Ave is very dangerous; if you add 40 homes with the possibility of many children it would be a great concern. Mr. King feels this plan is an accident waiting to happen and hopes Police and Fire Departments chime in with their feedback.

Mr. Ruprecht stated that when this plan was in front of the Board previously, there was far less homes than what they are petitioning for now. Mr. Ruprecht stated that he feels density is outrageous.

Mr. Bott stated that this project is basically back to square one. The applicant originally petitioned for this project in the 90's, appealed to the State but couldn't build due to storm drainage. The Sewer commission has indicated that the project would have to fund sewerage expense, however, rules for 40B stated that you couldn't put stipulations on a 40B project to render it uneconomical. Mr. Bott stated that the hearing is open with ZBA until May

Mr. King stated again, density is overwhelming and doesn't feel emergency vehicle or school busses would exit easily- feels this project is of no benefit to the Town of Kingston

**7:45** Mr. Bott stated that each Board member has an MHFA packet for Indian Pond Condos- 128 condos on entrance drive of Indian Pond- some will be affordable housing units

Mr. Ruprecht stated that Mr. Tonsberg has not held up stipulations on other areas of his projects

Mr. King also feels that outstanding issues are still pending and have not been rectified to Planning Board satisfaction

Mr. Bott outlined plan and emergency access

Mr. King said that it should be a through street, also stated that it is ironic that Indian Pond Estates is petitioning for a 40B affordable housing plan, people wont be happy

Mr. Ruprecht stated that if it is a good plan we should defiantly consider it and treat like any other 40B application, however there are a lot of ongoing issues that need to be addressed

Mr. Bott said that information regarding how the project will be monitored and how lottery will be conducted is not included in packet. Mr. Bott stated that a consulting engineer should be used to help write a letter to Mass Housing regarding all ongoing issues

Mr. King states that if you do the math this project has the possibility of having an additional 500-600 kids in our schools

Mr. King asked if Mr. Tonsberg now files with ZBA

Mr. Bott said no, has to file with State to get a site approval letter, State will hear all concerns and issues we have and will reiterate these to the applicant- letter should be very concise and specific

**8:00 Discussion-** Joint meeting of Kingston / Plymouth Planning Boards with Romney Transportation Plan

Mr. Bott outlined issue of trying to improve transit and commuter times for South Shore

## **Planning Board Meeting Minutes April 11<sup>th</sup>, 2005**

Mr. King said very interested

Mr. Bott gave dates of upcoming meetings and suggested having the joint meeting on an "off" Monday sometime in May or June

**8:08** Mr. Bott stated that in their packets is a letter from Town Accountant

Mr. King motioned to accept the transfer of amended amounts from account #5050 to Account 9999, undistributed \$171.84 not \$940.49 as previously reported; from #5050 to #9999 \$81.80 not \$618.85; and from account #5061 no action

Mr. Ruprecht seconded

Voted unanimous

### **8:15 McFarlane Farms Field Changes**

Mr. Bott explained changes; Mr. Vautrinot designed grade change to 5 rather than 8, smoothes out well

Mr. King stated that the Board should treat as a minor modification, asked where access grading is going

Mr. Coska, Chilton Development stated it would be staying on site

Mr. King stated that this is a better plan, has less impact

Mr. King motioned to accept

Voted unanimous

Ms. Zek spoke regarding Cell Tower on South Street, asked how many trees would be cut and if they could be marked

Mr. Ruprecht stated that the ZBA would be meeting on Wednesday to discuss all these issues  
Board reviewed meeting minutes

Board discussed status of pool at Indian Pond Estates

Mr. Bott stated that foundation is in, Mr. Armstrong had Mr. Tonsberg drain water (snow melt and rain water)

Mr. Bott presented Broadcast Signal bill- with this done all bill will be paid

**8:37** Mr. King motioned to adjourn

Mr. Michaud seconded

Voted unanimous

**MEETING MINUTES RECORDED AND SUBMITTED BY WENDY DONCASTER**