

Kingston Planning Board
26 Evergreen Street
Kingston, Massachusetts 02364

Planning Board Meeting Minutes
July 12, 2010

Members Present – Tom Bouchard, Ron Gleason, Bob Gosselin, Mike Ruprecht, Susan Boyer, David Gavigan and Town Planner, Tom Bott

7:16 pm – Meeting opened

Roll Call

7:17 pm - Site Plan O'Donnell Parking Lot 47 Marion Drive (O'Connell)

There was no one present representing the parking lot. The Board discussed the situation and reviewed the history of the parking lot. A memorandum from Town Planner, Thomas Bott, was presented to the board explaining the status and history of the parking lot. Tom Bouchard reviewed the history and explained that the parking lot has been open and operating for approximately 589 days. After discussion by the board it was decided that they have been patient but at some point they need to address the issue and now was the time. The board motioned a letter be sent to O'Donnell Parking Lot 47 Marion Drive concerning payment of outstanding monies due of \$3144.48 plus interest, a revised plan for the parking lot be submitted by July 19, 2010, and a retainer be submitted of \$2,500 for Pier Review. If these requests are not submitted prior to the next meeting of July 26, 2010, we would ask that the Zoning Enforcement Officer act within his powers to close the parking lot.

Motion: David Gavigan

Second: Mike Ruprecht

Voted: 6-0-0

7:20 – Request for Extension of subdivision approval Tall Timber Estates Ph IV

Mr. Peter Opachinski of Tall Timbers Estates, explained that currently there is a low demand for this type of housing. He feels that due to the low demand that it will be difficult to obtaining financing. That the financial institutions would find that it is not economical at this time to do this type of financing. They are however planning to pursue the financing but feel it will take time to obtain it.

Town Planner Tom Bott explained that the board can extend the subdivision approval for good cause. That it can be extended for a 1 year period to July 12, 2011. The board motioned to take favorable action on this based on the good cause being the economy, financing and the current housing market and provide an extension to Tall Timber Estates Ph IV for a period of 1 year to July 12, 2011.

Motion: Ron Gleason
Second: David Gavigan
Voted: 6-0-0

7:35 – L. Knife Special Permit modification to allow beer storage in recycling area (Brophy)

Notice was read by Bob Gosselin

Brian McGuire, Vice President of Operations, for L. Knife explained that L. Knife would like to remove the restriction of storage of product in the recycling area. He explained that changes have happened in the business over the past 5 years. The recycling business has been successful. The issue is that there are so many different style and sizes of containers today and that each needs their own storage. This is requiring them to need flexibility in the use of their space.

Ron Gleason queried if this will reduce truck traffic. Brian McGuire indicated that now the stock they are unable to store at Kingston is being stored in Plymouth. Now whenever there is a truck to be filled they need to send a truck to Plymouth to pick up stock there and bring it to Kingston to complete the order. If the stock was stored in Kingston it would reduce truck traffic.

David Gavigan asked about the new plan they were going to provide. Brian McGuire stated that there was a new plan presented to the committee but they don't want to make a new restriction. After review of the new plan, David Gavigan express concern that the whole storage area will be filled with stock and his concern about whether this was left in the original permit do to fire concerns. Tom Bouchard explains it did not have to do with fire concerns that it put in the original permit by L. Knife.

Bob Gosselin queried if the board could change the permit. The Town Planner, Tom Bott, explained that the only way to change a special permit is to create a new special permit or modify the existing permit. Tom Bouchard noticed on the original permit that the court struck everything that affected the business except the storage issue and this issue was never discussed during the court hearing.

Ron Gleason asked about the plan presented and his concern that there was nothing delineated as to where the stock would be stored. Ron queried that if you don't delineate it means you can use the whole area to keep stock. Brian McGuire indicated that they don't want to set another restriction.

Tom Bouchard queried does all the storage in Plymouth come to Kingston before it is shipped out. Brian McGuire stated that it does. Mike Ruprecht queried if they had any idea of the change in truck traffic if they store everything in Kingston. Brian McGuire stated he did not.

David Harlow, 19 Bradford Ave, Kingston, a neighbor, asked if L. Knife had plans to expand the building. Brian McGuire indicated at this time they had no plans. David Harlow wanted to know if the special permit was only for recycling and now the plans are to use it to store stock in

Kingston. David queried won't this increase traffic. Brian McGuire stated that it would in fact reduce traffic. They currently store stock in Plymouth and this stock has to be trucked to Plymouth for storage and then trucked back to Kingston to be shipped out. This would eliminate the trips to Plymouth.

Pine DuBois, 93 Elm Street, Kingston, advises that she has approached L. Knife for help with the purchase of the Calista property. This having been said it appears to her that the issue is the reduction of truck traffic. Based on the discussion it appears the L. Knife is trying to accomplish this. She suggested that the board may want to consider asking L. Knife to provide an annual truck traffic report and recycling report rather than to micromanage their business. Tom Bouchard addressed Pine's suggestion that the truck traffic controls were struck by the court.

Bob Gosselin read a letter from Leonice and Raymond Brock, 14 Spring Street, Kingston expressing their concern about the change in the special permit.

Tom Bouchard talked about how impressed he was with the operations of L. Knife during his tour of L. Knife facilities. Especially with the crushers and the number of special needs employees. David Gavigan stated that the plant was very neat and clean. Ron Gleason indicated that L. Knife could already be storing stock without coming to the board. It was appreciated that they were being open and honest about it. Ron does believe that the truck traffic will be reduced. Tom Bouchard indicated that it's exceptional that the company is considering investing in the Calista property. This land purchase will definitely benefit the neighborhood. Mike Ruprecht indicated that if business should grow and there is a need for a substantial addition. He would feel better if the neighborhood would get a benefit from any approval. Bob Gosselin doesn't feel the planning board should tell them how to do their business. Does feel this should be good for the neighborhood with reduced traffic. Susan Boyer feels L. Knife should consider keeping records on truck traffic to show what is happening with it as it may cancel the concerns about it increasing. She does not feel this should be a restriction but could quiet any concerns.

David Harlow, 19 Bradford Ave, Kingston, a neighbor, again wanted to express his concerns that traffic will increase at sometime in the future.

Motion: Ron Gleason to close hearing

Second: David Gavigan

Voted: 6-0-0

The Board motioned to remove the restriction of Item #3 from the original special permit that states no storage of saleable product is allowed in addition other than recycled products.

Motion: Bob Gosselin

Second: Ron Gleason

Voted: 6-0-0

Motion: Ron Gleason to adjourn

Second: David Gavigan

Vote 6-0-0

Minutes by Meredith Hunt