

Kingston Planning Board
Minutes

Oct. 3, 2005

Members Present: Michael Ruprecht, Susan Farrell, Dennis Randall, Joel Michaud

7:15 P.M. Meeting opened

7:15 P.M. Erin Path Lot Release - South Shore Survey prepared a cost estimate of the remaining work at Erin Path Subdivision. The estimate showed a total of \$27,600. As usual the board added a 40% contingency amount to this. The board also eliminated the item "Replace existing catch basin frame and grate at entrance \$500.00" since it was on town property. Total amount of bond was \$38,000. Mr. Duperre and Mr. Bott will determine the number of concrete monuments to be set.

Motion made by Susan Farrell. Second was Dennis Randall. Vote was unanimous. Joel Michaud abstained.

7:25 P.M. The board reviewed the minutes of Sept. 26, 2005. Mrs. Farrell moved the minutes be approved. Dennis Randall seconded the motion. Joel Michaud asked that the minutes be amended to eliminate his name from the tenth sentence. Minutes were approved unanimously.

7:27 P.M. Board discussed the Approval and Conditions Stone Meadow Farm that Mr. Bott will be preparing. Mrs. Farrell asked that specifics be included on condition 3 relative to the stream gauge monitoring. Mr. Bott will prepare a draft for the board to review.

7:30 P.M. Public Hearing for zoning change to be discussed at Town Meeting. Hearing was opened. Dennis Randall moved to waive the reading of the notice. Joel Michaud seconded. The vote was unanimous. This is a petitioned article to change the zoning of two parcels (Map 34 Lots 57 and 58) on Pembroke St. from Commercial to Residential-20, Mr. Bott explained that the lots formerly contained a trucking company. The lots currently contain one house, several out buildings and a plumbing company. Dunkin Donuts had previously sought permission to locate there and generated considerable neighborhood opposition. The change could result in two houses being located on the property. Mr. Randall said he supported the change to restore the property to residential. Mr. Michaud asked if the property owner wanted the change. Mr. Bott answered yes. Mrs. Farrell stated she supported the change. Dennis Randall moved to close the hearing. Joel Michaud seconded. Vote was unanimous. Dennis Randall moved to support the article at town meeting. Joel Michaud seconded, Vote was unanimous.

7:40 P.M. Board discussed Training Workshops being offered by the state. Secretary Christine Haas and board members are invited to attend. The town pays the tuition and travel allowance. Several board members expressed interest and will get back to Mr. Bott.

7:45 P.M. Percy's Restaurant site plan Attorney Michael Mehrmann and owner Newt Heston represented Percy's. Mr. Mehrmann made a presentation to the board outlining that the proposed building was moved closer to the street to rest beside the Tech Box store also on the property. They are requesting 3 spaces in front of each building. Mr. Mehrmann feels the spaces are grandfathered. Mr. Heston feels the spaces are necessary to use as employee parking and keep filled to indicate the restaurant is filled and successful. Mr. Mehrmann further stated that the gravel parking area in the back is environmentally sound and has functioned well in the past. Mr. Mehrmann stated that the size of the restaurant was increased to accommodate Americans with Disability Act requirements and the larger seating capacity is necessary to make the larger building financially viable.

Mr. Randall questioned the seating capacity prior to the fire. Mr. Mehrmann responded that they were licensed for 60 seats but the original permit was for 70 inside seats and 15 on the deck. New plan shows 96 seats.

Mr. Michaud stated that he felt the parking in rear should be paved. He feels it could be paved in keeping with the rural look Mr. Heston wants to create.

Board discussed safety of the front parking spaces. Mr. Bott said that the fire and police departments brought up safety concerns with the front parking spaces and the board traditionally follows the recommendations of the chiefs on safety issues. Messrs.

Mehrmann and Heston will contact the fire and police chiefs for an on site discussion. Mrs. Farrell stated that the board usually only approves gravel parking for intermittent uses such as church parking.

Discussion was continued to Nov. 14, 2005 at 7:32 P.M.

8:45 35 Reed St. ANR Applicant requested to withdraw plan. Joel Michaud so moved.. Seconded by Dennis Randall. Unanimous vote.

8:50 Plymouth Earth Removal Permit Board discussed preserving the ability to file an appeal pending discussion with Plymouth 10/17/05

9:00 P.M. Old Colony Commons Mr. Randall and Mr. Bott provided the board with an update of discussions with the ZBA relative to the project. Mr. Bott will provide board with 11x17 copies of the plan to facilitate discussion at the next meeting.

9:10 Approved bills

9:15 adjourned

Submitted by:

Susan Farrell

Planning Board Clerk