



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

**PLANNING BOARD November 5, 2007**  
**Planning Board Meeting Minutes**

**Members Present:** Thomas Bouchard, Susan Farrell, Dennis Randall, Joel Michaud and Thomas Bott.

**7:15 p.m.** – Meeting opened

**Discussion regarding Planning Board Associate Member**

Susan Boyer and Ron Gleason submitted their names for consideration as the Associate Member to the Planning Board. Both applicants spoke to the board and will meet with the Board of Selectmen Tuesday night.

**7:20 p.m. – Trout Brook Trail Paving**

Mike McSharry explained that he is waiting for a proposal bid from Peter Opachinski for the paving. He guaranteed the board that it would be completed before Thanksgiving. The board meets November 26<sup>th</sup>, and Mr. McSharry will provide the board with a status report. Earth-Tech did the review and there is money in the engineering account if needed for another review. Nat Novak a resident was present. He asked about the bond, the board explained there didn't seem to be a bond and that it was probably not required because it's a private road. Mr. McSharry will come back on November 26<sup>th</sup>.

**7:35 p.m. – ANR 23 Green St.**

Dennis Randall recused himself as he's a member of First Parish Church, abutter to proposed ANR. Discussion regarding the ANR in regards to frontage and zoning issues.

Motion: Susan Farrell to endorse the plan  
2<sup>nd</sup>: Joel Michaud  
Vote: 3-0-1

**7:45 p.m. – IPE Hearing and Update**

There are no updates on Indian Pond Estates. The board rescheduled the hearing for December 10, 2007 at 7:33 p.m.

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### **7:50 p.m. – Howland’s Terrace 40B Proposal**

The board reviewed the 40B site plan at 41, 43 and 45 Howlands Lane, which proposes 28 units, 7 affordable and 21 market value, in R-20 zone in a cluster development. Issues concerning application are:

1. No sewer capacity for the project planned in the near future
2. Site distance
3. Proximity to wetlands
4. Some streets shown on the plan on paper streets
5. Density

Thomas Bott will send letter to Mass Housing with the boards concerns.

### **8:00 p.m. – Village at Russell Pond**

The board received a report from South Shore Survey on the bond reduction and a punch list of items. The basin they recently completed is too small for the plans developed by BSC, reviewed by South Shore Survey and built by the applicant. South Shore Survey reviewed the bond request and reports that a bond of reduction to \$37,800, which included the 40% contingency, should be adequate to complete remaining work. Carl Ericsson asked for a continuance until November 26 to allow BSC group, their engineers, to complete an as-built survey of the newly constructed basin.

8:10 p.m. – The board signed bills

8:15 p.m. – The board adjourned