



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

PLANNING BOARD February 11, 2008
Planning Board Meeting Minutes

Members Present: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Dennis Randall, Susan Boyer and Thomas Bott.

7:15 p.m. – Meeting Opened

Cingular Wireless/AT&T Site Plan –Elm St. Water Tank

Scott Lacey of Anderson and Kreiger was present for the site plan for Cingular/AT&T, as they would like to upgrade their equipment, by adding 3 antennas, but using the same satellite height and there will be no equipment change. Susan Farrell asked if the Water Commissioners were ok with the changes. Thomas Bott stated they were sent a memo and a copy of the site plan, asking them to respond back if they had any questions. The board has not had any complaints about the change.

Dennis Randall motioned to approve the site plan.

Motion: Dennis Randall

Second: Mike Ruprecht

Vote – 4-0-0

7:20 p.m. – William Gould Way Extension

Ed Angley was present representing Waterhouse, LLC, as well as Bill Shaw of Associated Engineering and Sam Ossei-Addo of BSC Group. Discussion regarding traffic and drainage. Applicant is proposing 6 new catch basins to alleviate the puddles at Lowe's. The board was fine with the proposal. Sam of BSC, the town's consultants, said it's hard to determine the traffic impact. He suggests monitoring and then some changes may need to be made. He feels more people will exit to Rt. 44 or Cherry St. from William Gould Way rather than the Independence Mall. Monitoring will be done twice a year. They will need to schedule a tree hearing for the trees that need to be removed. Thomas Bouchard suggested the board could consider a bond or a tri-party agreement.

7:35 p.m. Executive Session

The board entered Executive Session to discuss pending litigation with Indian Pond Estates.

Motion: Dennis Randall

2nd: Susan Farrell

Vote: - 4-0-0

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ROLL CALL:

Dennis Randall – Yes
Thomas Bouchard – Yes
Mike Ruprecht – Yes
Susan Farrell – Yes

8:24 – p.m. the Board comes back to Regular Session and takes a recess.

Indian Pond Estates continued until March 10, 2008 at 7:30 p.m.

8:35 p.m. – Independence Mall

The board dispensed with the reading of the hearing notice.

Motion: Dennis Randall
Second: Susan Farrell
Vote: 4-0-0

Mark Wagner was present for the hearing. He said he hoped to have the final draft of the Maintenance Agreement at the next meeting. John Wyman, attorney, explained that the Special Permit was a request for the reduced parking. He stated they would add a buffer and move the road 25 ft. towards the Mall. Also, a 6' chain link fence, plantings and some weaving to fill in thin areas. Discussion regarding John Robichau's request for a higher fence or a wall for privacy. The board did not feel those suggestions would improve privacy or noise pollution. The board continued the hearing until February 25, 2008 at 7:45 p.m.

9:50 p.m. – Special Permit for 73 Evergreen St.

The applicant requested a continuation of the hearing. The board continued the hearing until February 25, 2008 at 7:30 p.m.

9:55 p.m. – Village at Russell Pond

No update at this time.

10: 00 p.m. -Tall Timbers Phase IV

The applicant has requested a continuance. The board continued the hearing until March 10, 2008 at 7:35 p.m.

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10:10 p.m. – Economic Target area Expansion

Thomas Bott explained that the town is on it's second attempt to expand the Plymouth Economic Target Area into Kingston. This would allow applicants to tap into state resources for cleaning up contaminated sites like Herget Oil. The board will send a letter of support to Denis Hanks, the Director of the Plymouth Economic Development Committee.

The board will ask Ed Bielecki of PacTv to film the boards next meeting.

The board adjourned at 10:15 p.m

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