



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

PLANNING BOARD February 23, 2009
Planning Board Meeting Minutes

Members Present: Dennis Randall, Tom Bouchard, Susan Boyer, Dave Gavigan, and Tom Bott.

7:05 p.m. – Meeting Opened

40R Update

Tom Bott discussed application fees for the Thorndike 40R. He compared the fees to surrounding towns that also have filed 40R's. He would also like to have an engineering firm that is all inclusive and prefers not to have to parse out engineering work to multiple firms. He suggested Coler and Colantonio, BSC Group or Earth –Tech. The board leaned towards paying application fees as Phases of the plan came before the board. Tom Bott would also like to see a revolving account replenished by the developer for overtime hours that may be needed for town staff for in-house board reviews, in the event hours and /or personnel is cut as a result of the budget issues and there is no money to pay for extra hours for town staff. He will put the suggestion in a letter to FinCom.

Motion: Tom Bouchard to draft a letter for administrative fees for the 40R application and the board will discuss at next meeting

Second: Dave Gavigan
Vote: 3-0-0

7:40 p.m. – Dunkin Donuts Special Permit

The board motioned to wave the reading of the hearing notice. Present for the Special Permit was Jack O'Leary, Mr. Cadette and Mr. Galvin. Mr. O'Leary responded to AEComm's comments in their review letter. Discussion regarding directional markings being added in the parking lot, islands added and the speed bumps augmented. Tom Bouchard, Sue Boyer and Dave Gavigan expressed major concerns regarding the traffic leaving onto Summer St. from the site. John Geary, abutter also had many concerns and would like to see the new plan with these additions and come back with comments for the board. Discussion with Mr. Cadette regarding bringing more patrons to the strip mall and the order of conditions from the Conservation Commission. Mr. Geary stated the Orders of Condition are still in effect. Susan Boyer discussed traffic converges and points of concern to Jack O'Leary. Mr. O'Leary suggested doing traffic studies and accident records in the area. Mr. Galvin, Attorney stated they would come back with more information, and maybe some offsite mitigation for the Town. The Board requested a copy of the

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business plan for the Dunkin Donuts. The board continued the hearing until March 9, 2009 at 7:30 p.m.

9:00 p.m. – Amendments to Design Standards and Subdivision Rules and Regs

The board dispensed with the reading of the hearing notice. The board will only move forward on 2 of the 4 articles for Town Meeting – the Woodlands article and the Open Space buffer article.

Motion: Dave Gavigan
2nd: Tom Bouchard
Vote: 3-0-0

9:20 p.m. – Indian Pond Modification, Amendment or Rescission Hearing

Tom Bott said there is nothing new with the Indian Pond situation. The board continued the hearing until March 23, 2009 at 7:46 p.m.

Motion: Tom Bouchard
Second: Dave Gavigan
Vote: 3-0-0

9:35 p.m. -O'Donnell Site Plan

There has been no complete Site Plan presented to the board as of tonight

The board motioned to adjourn

Motion: Tom Bouchard
Second: Dave Gavigan
Vote: 3-0-0