



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

PLANNING BOARD March 24, 2008
Planning Board Meeting Minutes

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

7:10 p.m. – Meeting Opened

The board reviewed the minutes of March 10, 2008.

Motion: Susan Farrell approve with changes.

Second: Mike Ruprecht

Vote: 4-0-1

Joel Michaud present not voting

7:20 p.m. – 40R Update

Thomas Bott will be attending a site visit with the MBTA and Thorndike Development scheduled for Tuesday to discuss options for connecting the development to the station.

7:25 p.m. - Discussion regarding Land Re-use Committee and landfill study

7:30 p.m. – Town Meeting Articles

Article 42 – Tall Timbers Street Acceptance

Moved to later in the meeting.

Article 30 – Wind Turbine Overlay district

The board recommended:

Parcel – Map 100 Lot 3-1 to move forward at Town Meeting

Parcel – Map 82 Lot 2 – not move forward at Town Meeting

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Article 32 – Light Conservation By-Law

Dennis Randall, who is a member of the Committee, suggested holding off recommendation at this time. Recommend unfavorable action.

Motion: Dennis Randall

Second: Susan Farrell

Vote: 5-0-0

Article 35 – Town Buildings By-Law

The board recommended unfavorable action. The by law language needs better definition.

Motion: Dennis Randall

Second: Susan Farrell

Vote- Unanimous

Article 36 – Zoning change Wapping Rd.

Present for the by-law change was Fire Chief Robello, Thomas O'Brien, County Treasurer, Thomas Calter, State Rep, Sandy MacFarland, Selectman and Joseph Kelleher, Selectman, plus numerous abutters and interested citizens of Kingston.

Dennis Randall read the letter from the Police Chief, the Fire Chief, Building Inspector, and the letter of support from 166 residents who signed the petition to rezone. Discussion regarding use of the property, and the clean up that has been done on the property, and what would be a more appealing use of the land. Several people spoke in favor of the zoning change. The board motioned to move the zoning change to Town Meeting with a favorable recommendation from the Planning Board.

Motion: Joel Michaud

Second: Dennis Randall

Vote- 5-0-0

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8:55 p.m. – Article 42 - Tall Timbers Street Acceptance

Thomas Bott explained that he and Paul Basler had been out to the site to assure it was in good condition before the Town acceptance of the streets at Town Meeting. Below are the issues that remain incomplete:

1. An as-built plan
2. Drainage basin cleaned before street acceptance
3. Pipes cleaned
4. Hydro-seeding
5. Bike Path ready for Town acceptance
6. Final check paid to Town's Peer Review Engineer

The board will wait until Town Meeting for a recommendation, pending completion of 6 contingencies stated above.

9:15 p.m. – Villages at Russell Pond

Applicant has requested a continuance until Fall Meeting. The board will not give a favorable recommendation.

Motion: Mike Ruprecht
Second: Dennis Randall
Vote: 5-0-0

9:20 p.m. – Tall Timbers Phase IV

The applicant has requested a continuance until the April 14, 2008 meeting.

Motion: Dennis Randall
Second: Joel Michaud
Vote: 5-0-0

The board adjourned at 9:30 p.m.

Motion: Joel Michaud
Second: Dennis Randall
Unanimous