



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

**PLANNING BOARD March 27, 2006**  
**Planning Board Meeting Minutes**

**Members Present:** Susan Farrell, Michael Ruprecht, Thomas Bouchard, Joel Michaud, Penny Svenson, Thomas Bott

**7:03 p.m.** – Meeting Opened

**7:05 p.m.** – Penny Svenson arrived

The Board reviewed and approved March 13, 2006 minutes.

**Motion:** Mike Ruprecht

**Second:** Susan Farrell

**Vote: 3-0-1** Joel Michaud present but not voting

**7:15 p.m.** – Thomas Bouchard said that the board had spoken to Town Counsel, and it was permissible to go into Executive Session to discuss litigation in reference to L. Knife. The Board would go into Executive Session at 7:30 p.m.

**7:17 p.m. – Lantern Lane**

Mr. Martell and Mr. Serkey were present for the Lantern Lane ANR plan. The Board had asked for a new plan and Mr. Serkey brought a plan with pavement improvements, a 20 x 16 turnaround, and he has a letter from the fire chief, which he distributed to the board. He would like to have the plan endorsed and get direction from Paul Armstrong for obtaining a building permit. Mike asked about the drainage issues that were discussed with Conscom. They intend to pre-treat the storm water system. The engineer needs to look at it before Paul Armstrong looks at it. Thomas Bouchard said that the situation needs to be fixed and this is the last chance the town has to get it fixed. Mike said the foundation can be put in without a building permit, but would need a foundation permit from the building inspector. Thomas Bouchard said that he would like to see a design plan approved and that a bond may be necessary. Mr. Martell said he had no problem putting up a bond, and if he had a design plan, could he get a building permit? Thomas Bouchard said yes. Drainage design before the building permit, a bond, and install the drainage before occupancy permit. The board moved to endorse the March 23, 2006 ANR plan with the following additions: designing a 12 ft. widening of the lane, a hammerhead turn around, and subject to the fire chiefs request for a sprinkler system.

**Motion:** Mike Ruprecht

**Second:** Susan Farrell

**Vote: 3-0-1** Joel Michaud present but not voting

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Thomas Bouchard said that the sprinkler system should not be a condition because it cannot be enforced if the building is under 7500 sq. ft. It's not a state law to put in a sprinkler system. The building inspector can make that call at the time, but he doesn't feel comfortable having the planning board make that a condition. He asked the board what they thought and they agreed it was over and above the board's authority. The amended motion removed the sprinkler system condition for endorsement. The board voted 4-0-0. The Board directed Mr. Serkey to give the design plan to Thomas Bott, and Thomas would give the plan to Paul Armstrong for permitting purposes.

**7:35 p.m.** - The Board motioned to enter Executive Session

**Motion:** Susan Farrell

**Second:** Mike Ruprecht

**Vote: 5-0-0**

**7:38 p.m.** – The Board motioned to come back to the Planning Board after the Executive Session.

**Motion:** Susan Farrell

**Second:** Mike Ruprecht

**Vote: 5-0-0**

### **Roll Call :**

Thomas Bouchard – YES

Michael Ruprecht – YES

Joel Michaud – YES

Susan Farrell – YES

Penny Svenson - YES

**7:40 p.m. - The Planning Board went into Executive Session.**

**8:20 p.m. – The Planning Board returned to the Planning Board Meeting**

### **8:25 p.m – O'Meara Special Permit**

Susan Farrell read the hearing notice for the Special Permit. Thomas Bott explained to the board that there was an error in the hearing notice and there was no time assigned to the hearing, therefore there could be abutters that wouldn't know what time to be at the meeting if they had concerns about the accessory housing unit. The board decided to open and close the hearing and re-advertise the hearing in the newspaper and send new notices to all abutters, with a date and time and re-open at the Kingston Intermediate School in an adjourned session with Town Meeting, on April 3, 2006 at 6:45 p.m.

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### **8:40 p.m. – Percy’s Restaurant**

Joe Webby and Keith Barnicourt were present for Percy’s site plan. They presented revised plans for the restaurant, as the board had requested. The plans were just made available on Friday so the town’s engineer, BSC Group, has not a chance to look at the revised plan and were not present for the meeting. Joe went over the revised plans and read his letter to the board which addressed the concerns the board had previously requested be revised. Changes in parking were addressed, and lighting was brought up, and Joe said he would check on that. Kristen Nolan was present and asked about an extension to the proposed fence for all 4 sides, as her backyard backs up to the restaurant. Joe said it could be done, and Thomas Bouchard said yes it should all be fenced. The signage was brought up also, and it would have to conform to 3A Design District requirement. Joe Webby will return with a revised plan showing the changes and comments from BSC Group.

### **9: 00 p.m. – Old Colonial Village**

Frank Westgate, engineer, was present for Mr. Junior and the Olde Colonial Village with a set of revised plans. However, Thomas Bott informed him that we did not have a full board, and the required voting members that needed to be present, were not. Mr. Westgate opted to reschedule. The board rescheduled for April 10, 2006 at 7:35 p.m.

### **9:05 p.m. – Ingemi – 4 Main St.**

Mr. Ingemi did have a new plan, but some things were still not clear about his plan. One being, there was a right of way question on the deed, and also snow storage. Lights needed to be shown on the plan, as well as a 3 ft. fence for the play area and the easement language for the board. The board motioned to continue the hearing for April 10, 2006 at 7:40 p.m.

### **9:25 p.m. – Discussion about 40R**

Thomas Bott explained that he is putting a list together to present to the Plymouth Planning Board after the joint meeting for the 40R and other Cordage related issues, and asked if the board wanted to add anything else. The combined list included:

1. Lights at Smith Lane
2. 3A curbing and site distance issues
3. Drainage issues at Cordage
4. Well issues for Kingston side of site
5. A traffic study done at Exit 7 (Rt. 44), 8, 9 and Cherry St.

### **9:45 p.m. – Board adjourned**