



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

PLANNING BOARD April 27, 2009
Planning Board Meeting Minutes

Members Present: Tom Bouchard, Mike Ruprecht, Ron Gleason, Dennis Randall, Susan Boyer, Dave Gavigan, and Tom Bott.

7:05 p.m. – Meeting opened

Open Forum

Mark Guidoboni, President of the Boys and Girls Scouts of Kingston is requesting to have an article placed on the warrant for the June 2, 2009 Special Town Meeting to extend the wind turbine overlay district to the Industrially Zoned land behind the Kingsbury Club/Bog and Goodrich Lumber. He would like to see if the board would send a letter of support to the Selectmen for their Tuesday night meeting.

Motion: Ron Gleason to recommend endorsing the zoning change for extending the wind turbine overlay district to the Industrially Zoned land behind the Kingsbury Club/Bog/Goodrich Lumber.

Second: Mike Ruprecht

Vote: 5-0-0

Copper Beech Drive

Discussion regarding the zoning change at Copper Beach Drive. Mark Guidoboni had a discussion with property owners who do not want to see the zoning changed to R40 because it would devalue their property.

7:15 p.m. 40R Update

Tom Bott stated that the board has received the site plans from Thorndike Development and the board members have received a copy. The hearing will open May 18th, 2009. Mr. Randall inquired as to whether a 30 day extension for approval has been requested from Thorndike. The board felt it was too early to ask for an extension. Tom Bouchard also reminded the board that the reason for the delay in the application not being a complete application, is that the Board has not set the application fees as of yet. Mr. Bott explained that he is meeting with Department heads this week to get a better understanding of departmental costs for the reviewing process. BSC Group is the peer reviewer for the project. He also stated that there is \$16K in the Thorndike engineering account.

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7:30 p.m. The Board Reorganized

Motion: Ron Gleason motioned to nominate Tom Bouchard as Chairman
2nd: Mike Ruprecht
Vote: 4-0-0

Motion: Ron Gleason motioned nominate Mike Ruprecht Vice-Chairman
2nd: Tom Bouchard

Motion: Dave Gavigan motioned to nominate Dennis Randall
2nd for Discussion – Mike Ruprecht
Mike feels Dennis Randall has enough on his plate being a Selectman.

Vote: 4-0-0 to nominate Mike Ruprecht for Vice-Chairman

Motion: Tom Bouchard motioned to nominate Dave Gavigan for Clerk
Dave Gavigan does not want the position

Motion: Mike Ruprecht motioned to nominate Ron Gleason Clerk
2nd: Dave Gavigan
Vote: 4-0-0

7:45 p.m.- IPE Hearing

Ron Gleason read the hearing notice.
Present for the hearing were Fred Tonsberg, and Mr. Fleming, attorney.

Tom Bott and Jay Talerma, Town Counsel, gave an overview of the past several years. They are waiting for the judicial system to render a decision. Tom Bouchard asked Tom Bott to give an overview on the drainage issues. Tom said the basins were drained and there was a lot of sediment. Tom Bouchard said if the basins are cleaned out and they are maintained that should be the end of that problem. Ron asked if there were safety issues. Tom Bott stated there was no requirement to put up a fence for safety reasons. Fred has said that he would have the paving done by the end of June, but there has been no movement to get that done as of today, and we're into late April now. Tom Bouchard said the roads should have been done before the 40B. Discussion regarding a bond being put in place, which Tom Bott has asked for. The board opened the discussion to the public. Comments from Matt Lanza, President of the IP Association wanted to know what the judge would be deliberating on. Mr. Talerma explained the judge would decide in favor, or not in favor, of an injunction in lieu of the sewer fees owed to the Town.

Motion: Dennis Randall to continue the hearing until June 22, 2009 at 7:35 p.m.
Second: Mike Ruprecht
Vote: 4-0-0

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8:05 p.m. The Board took a recess

8:10 p.m. - IPE Failure to pay Monies Owed to the Town

The hearing was previously closed.

Motion: Dennis Randall, put together by Town Counsel, pursuant to Chapter 40 the Planning Board suspends our approval of all Indian Pond Subdivisions due to outstanding unpaid taxes and municipal fees. This does not include existing homes, just vacant lots.

2nd: Mike Ruprecht

Vote: 3-0-2

Ron Gleason and Mike Ruprecht were present but not voting.

Also a copy will be distributed to Paul Armstrong

8:35 p.m. – Amendments to Kingston Smart Growth Design Standards

Mr. Bott has a power point presentation for the board, but it has not been completed at this time. It will be ready at the next regularly scheduled meeting.

The board motioned to take a Roll Call vote to go into Executive Session and not return to Open Session

Motion: Dennis Randall to take a Roll Call vote to go into Executive Session and not return to Open Session

2nd: Mike Ruprecht

Vote: 4-0-0

ROLL CALL VOTE:

Tom Bouchard – YES

Mike Ruprecht _ YES

Dennis Randall – YES

Dave Gavigan – YES

Ron Gleason – YES

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