



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

**PLANNING BOARD April 3, 2006**  
**Planning Board Meeting Minutes**

**Members Present:** Susan Farrell, Michael Ruprecht, Thomas Bouchard, Dennis Randall, Penny Svenson, Thomas Bott

**Location:** Kingston Intermediate School

**6:30 p.m. – Meeting Opened**

**6:35 p.m. - Tedeschi's Liquor License**

Brian Guilmet is applying for a liquor license at Tedeschi's Convenient Store at 78 Summer St. and would like the Planning Board to sign off on the application, along with other departments. The Board feels that they don't have jurisdiction to sign off on a liquor license and this is the jurisdiction of the Selectmen. Thomas Bouchard suggested the board write a letter to the Selectmen stating that, and asking what the Planning Board's role would be in this application. Thomas Bott suggested bringing the attorney in to give the board an overview at a later date.

**6:40 p.m. – L. Knife discussion**

Dennis Randall would like the board to put this item on the agenda for the next meeting, to reconsider the appeal of L. Knife. Thomas Bouchard felt it was already discussed and voted on and the neighborhood had been notified of the board's decision. In order to go back and revisit the decision not to appeal, the board would have to go back into Executive Session again. Dennis Randall felt that he, as a member, had a right to request this be put on the agenda and let the board vote the discussion up or down. Mike Ruprecht said this was fair. Susan Farrell suggested postponing the discussion until later in the meeting.

**6:45 p.m. – O'Meara Special Permit for an Accessory Housing unit**

Susan Farrell read the Special Permit notice. Thomas Bott explained that they wish to have an accessory housing unit over the existing garage and there would be no expansions or additions to the building. Thomas Bouchard asked about parking, and Mrs. O'Meara said they have two parking spaces on the side of the garage. Susan asked if the garage has been built, as the plan reads "proposed garage". The applicant explained that it was an old plan they were using just to show the layout of the house. Dennis remembered that they had also come before the Board of Health. Susan reminded the applicant that if the house is sold, the permit is expired, and that the owner must reside in the main house. The decision will include 4.3.3.4 a.- o. of the accessory housing bylaw for R-40.

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**Motion:** Susan Farrell motioned to approve the Special Permit with provisions “a-o” of the accessory housing bylaw.

**Second:** Mike Ruprecht

**Vote:** 5-0-0

**6:55 p.m.** – The Board signed the Form I release for Garland Estates

### **The Board signed Departmental Bills**

Thomas Bott explained to the board the amount of information he was receiving from some consulting engineers in regards to their billing. He feels the board should be receiving more information than they are currently receiving. The board agreed that they should be given a scope of work that was completed and dates and times of when it was done.

**7:00 p.m.** – The Board continued their discussion of the L. Knife agenda item. Dennis explained that he was concerned about the issue of a member not being allowed to put something on the agenda. Thomas Bouchard agreed to put the item on the agenda for April 10<sup>th</sup>. Thomas Bott explained that if the board voted to have a discussion about this on April 10<sup>th</sup>, they would have to go into Executive Session.

**7:05 p.m.** – The Meeting adjourned