



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

**PLANNING BOARD June 26, 2006**  
**Planning Board Meeting Minutes**

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

**7:02 p.m.** – Meeting Opened

Members signed regular bills, end of the year bills, encumbered bills for GIS Software upgrades and office equipment (file cabinet, etc)

Motion to approve 4 items mentioned above

Motion: Dennis Randall

2<sup>nd</sup> – Susan Farrell

Unanimous

Design Standards Committee to be formed: # of members; all town residents; Dennis Randall concerned about appearance – conflict of interest; contractors/tradesmen (profession) not bid on jobs for 2 years; job related to project; the remainder of the Board has no problems with member ships. Susan Farrell suggested 9 or 11 members. Paul a voting member or professional advisor. 11<sup>th</sup> member – historic commission? Or another committee or citizen at large. Thorndike Development as resource – yes or no? Dennis Randall wants to maintain a Town Committee not too influenced by resources, such as Thorndike. Town driven or developer driven.

Motion: Susan Farrell Design Residential as listed 10 and 1 additional member.

2<sup>nd</sup>: Mike Ruprecht

Non-voting: Dennis Randall

Design Committee to present ideas.

**7:30 p.m. – L. Knife Discussion**

Thomas explained that September 10, 2006 was the deadline for the decision.

7/24/06 appointment to discuss and review project at 7:30 p.m. and continue until that date to discuss the Special Permit. Requested site plan containing berm 3 ft. high. Stockade fence is 6' high and 8'-10' arborvitae.

**7:37 p.m. – Special Permit - 68 Ring Rd.**

## **Planning Board Meeting Minutes June 26, 2006**

Susan Farrell read the hearing notice. Mrs. Carvalho needs a special permit for an in law apartment at 68 Ring Rd. Thomas Bott said all the documents were in order. It was a joint application.

Motion: Susan Farrell motioned to approve the Special Permit

Second: Dennis Randall

Mike Ruprecht said to include items 4.3.3.4 a-o of the by-laws

Unanimous

### **7:40 p.m. - DSR Corp – Olde Colonial Village**

The Board waived the reading of the hearing notice. Mr. Junior is still working on issues with the plan. Hearing was continued until August 28, 2006 at 7:35 p.m.

### **7:45 p.m. – Cravenho – Special Permit**

George Cravenho presented his plan to sub-divide lot at 277 and 279 Grove St. Susan Farrell said that the plan needs bounds.

Motion: Susan Farrell to approve the Special Permit

2<sup>nd</sup>: Dennis Randall

Unanimous

### **7:55 p.m. – Conceptual Discussion Childhood Center for Sisters of Divine Providence**

Glen Doherty from Daylor consulting was present to explain the plan. The board suggested he limit the clearing of the woods. Mr. Doherty will return with a site plan August 14, 2006.

### **8:15 p.m. - Recess**

### **8:20 p.m. – ANR -34 Station St – Don Shute**

Joe Webby presented a plan to reconfigure the lot of John Hannah.

Motion to endorse: Susan Farrell

2<sup>nd</sup> – Mike Ruprecht

Unanimous

### **8:25 p.m. – Stoneybrook Falls**

Peter Conant was present for his plan. The permit was approved July 2004 but has been under appeal. He is concerned about revenue losses due to providing 8 affordable units. Possibly purchase property in lieu of units not being age exclusive.

## **Planning Board Meeting Minutes June 26, 2006**

### **8:55 p.m. – Zoning By-Laws Discussion**

The board had a discussion about changes/additions/revisions to the existing by-law changes.

Dennis Randall said the earth removal permit by-law should be revised. Susan Farrell talked about the Mullin Rule

Release of Napa Funds

Motion: Susan Farrell to release the funds

2<sup>nd</sup> Dennis Randall

Unanimous

### **9:30 p.m. The meeting adjourned**

Motion: Mike Ruprecht

2<sup>nd</sup> – Susan Farrell

Unanimous