



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

PLANNING BOARD June 8, 2009
Planning Board Meeting Minutes

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

7:10 pm – Meeting Opened

Roll Call

Open Forum

Nobody present for Open Forum

The board reviewed the minutes of May 18th

Motion: Dave Gavigan to approve minutes of May 18, 2009

Second: Mike Ruprecht

Vote: 5-0-0 to approve the minutes of May 18, 2009

The board reviewed the minutes of May 11th

More detail was provided by Dave Gavigan pertaining to the Kingston/Plymouth Meeting
The board reviewed added details

The board motioned to approve minutes of May 11, 2009

Motion: Ron Gleason to approve minutes of May 11, 2009

Second: Mike Ruprecht

Vote- 5-0-0 to approve the minutes of May 11, 2009

7:15 p.m. – Lot Release Harvest Drive Extension

John Mathias provided a Surety Bond Form in the amount of \$106,000, and requested release of lots 18-4 and 18-5. The board signed the form for the bond amount, and motioned to release lots 18-4 and 18-5.

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Motion: Dennis Randall to release the lots 18-4 and 18-5 and acceptance of Surety Bond in the amount of \$106,000

Second: Ron Gleason

Vote: 5-0-0

7:20 p.m. – Senior Center Update

Paul Gallagher was present for the update of the Senior Center. Discussion regarding the updated set of plans that the Planning Board doesn't have. They borrowed a set from the Conservation Agent, Maureen Thomas, to assure they had the most up to date plans. Planning Board's set of plans are dated April 9th and the Concom's plans are dated April 21st. Discussions regarding height of the curbing, relocating the pump and the access to the dumpsters, the paved walkway instead of gravel walkway, a stamped concrete in place of brick patio and the ballards. Paul Gallagher stated that some of these things can be changed, and some may not be able to be changed. 4" curbing is the most elderly people can step up to, 6" is too high. The gravel walkway is an issue, but that was determined by the Conscom, and they may or may not reconsider that. The board motioned to sign the revised April 21, 2009 Senior Center Plans. Paul stated he would work with the Board and try to get as much done as he could, as time went by and they were moving along with the construction. The board motioned to approve the Site Plan

Motion: Dennis Randall

Second: Ron Gleason

Vote- 5-0-0

7:30 p.m. – 40R Update – 1021 Kingston Place

Lindsay Wilson, Lloyd Geisinger, Dave Eastridge were present for the 40R Update. Tom Bouchard asked Tom Bott to give the board and the public an overview of where we are with the project. Tom Bott explained that the board did receive an extension letter until October 6, 2009, as a result of a delay in the opening process at the last meeting, as the applicant had asked to continue the hearing because of the time. He also explained that there are 2 components to the plan – a Master Plan and a Site Plan. Lindsey focused on the Master Plan. He spoke about the housing needs of Kingston, and how the Town is below the 10% requirement for affordable housing. This project is offering Kingston a mixed use project, which will include affordable housing. He noted the fiscal reality of towns, and that Kingston needs additional revenue. The project should be a smooth process as most of the work is done. He stated sections of the plan would be an artisan community, with a center station across from the Central Green, which is on 1 acre of land. There will be restaurants at Center Station, zip cars and multi –units around the Central Green on 7 acres. A large body of water at the center and the parkway would wrap around the park. Triangle Park would be located near the single family homes, where children can play. These would be 2-story homes with pathways to nearby schools. They are also upgrading the trails. At Pond Properties they are proposing a dock and improving the water quality. There will also be a small boat launch, an expansion of the sewer treatment plan, wind power, and an additional fire truck. Dave Eastrich gave an overview of the site plan. There is a minor realignment of the sub-district. He explained the vehicular circulation plan, the pedestrian and bike plan, the commuter rail, the wastewater expansion plan and distribution. 875,000 cu.

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yds. will leave the site as earth removal, mostly because of the pond. They will come back with a site plan showing that. They have meetings scheduled with Water and Sewer Commissioners. They are waiting for a draft from the Sewer Dept. in regards to the on-site treatment plant. Ramp may or may not be in place before the earth removal process. It will be a revolving process. Dave Gavigan had questions about the earth removal process. Dave Eastrich explained they will have designated "hauling roads" for earth removal with screening and a construction fence. Water trucks will be available on site at all times. Lindsay said when they have earth removal control, they will mitigate the area. Ron Gleason asked Lindsay Wilson if they had spoken to Nstar in regards to the power lines. Lindsay said he is in conversations with NStar. Lindsay also addressed the boards concerns about how the condition of the subdivision during the final phases. Lindsay explained that they would need the site to look good and they will have a mediation for the gravel. They don't want to try to sell homes in a gravel pit. Pine DuBois had concerns about the pond. The water quality and gravel and also what types of trees being used. Lindsay said that will be discussed as time goes by. Tom Bott read Helen Gavin's letter in regards to the abutters list and that she did not receive one. Tom Bott explained that abutter's lists are sent to abutters who are up to 300' from the property line, and she is over 600' from the property line, so she therefore wouldn't have received one. Tom Bouchard asked if anyone else in the audience would like to speak or ask any questions. Nobody from the public had questions.

Motion: Dennis Randall to continue the public hearing until June 22 at 7:33 p.m.

Second: Dave Gavigan

Vote: 5-0-0

The Board took a 5 minute recess.

9:05 p.m. – Re-appointment for Susan Boyer as Alternate member.

Motion: Dennis Randall to endorse the reappointment of Susan Boyer for Alternate Member

Second: Mike Ruprecht

Vote: 5-0-0

9:10 p.m. – River's Edge Definitive Subdivision

Rich Tabaczynski of Atlantic Design Engineers Rob Kraus Esq. and Joe and John Calista (owners) were present for the plan. The proposed subdivision is located on 7.4 acres on the northeasterly side of Elder Ave. It is a flat parcel with some wetlands, the utilities are above ground, and they are proposing 10 units on 600 ft. of road that ends in a cul-de sac. Rich said it's a straight forward development, lots are 20k sq. ft. and 2 lots at the end of the cul-de-sac are larger – 40k and 90k sq. ft. They are proposing granite curbing, they have filed an NOI with Conservation, they have sewer capacity for the proposed homes, which have 3 bedrooms. They have read the comments from the Sewer, Fire and Historical Commission but they haven't had time to address them yet. Discussion regarding possible archeological sites in the area. Rob Kraus said he doesn't know if it's historical or not, but he will talk to the owners. Also discussed was the traffic. Applicant stated they weren't planning on doing a traffic study, as 10 lots generally don't have a big impact on traffic. Ron Gleason said that the Fire Dept. did bring up traffic and fire protection. Tom Bouchard suggested having BSC look at the possibility of

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getting a traffic study done if necessary. Mrs. Brock wanted to know if there would be a buffer or fencing at the pond. Rob Kraus stated there were no plans to do either, and it would be up to the owners of the properties if they chose to do that. He said there is 80 ft. to the property line. He said the applicant will show an aerial photo at the next meeting. Mary Ellen Nickerson said there is a field there now, and with this, she will have a house in her backyard. Discussion regarding having the Town buy the land from the Calista's.

Motion: Dennis Randall motioned to continue the hearing until July 13, 2009 at 7:30 p.m.

Second: Dave Gavigan

Vote: 5-0-0

9:55 p.m. - Special Permit Indoor Skate Park 37 Main St. (Hannigan)

Applicant, Joseph Hannigan, is requesting to put a skating park in the Jiffy Lube building at 37 Main St. the board has 2 unsigned site plans from 1988. The board listened to the applicants, but stated they needed more information to give the Planning Board a better idea of what they doing. Dan Shaughnessy and Stan Tabinelli explained the Skate Park to the board and answered questions. They stated the park would be enclosed inside the building and they hired a sound engineer to decipher decibels levels. They said it would be the same noise level as a lawn mower. The park would be open 9 am to 9 pm, and they would like to have a pro-shop and snack bar. There would be 30 kids per session. And it would be \$15 per 3 hour session. Abutters present with questions were Mark Guidoboni, Maureen Coughlan, and Dawn Guidoboni. Concerns from the board and the public include, outdoor noise, no proper bathroom facilities, lack of a room layout for the board to view, and the need for air conditioning and keeping the doors closed to keep noise levels low. The board suggested they get together with Tom, and bring in a plan showing how it will be laid out, the types of equipment used, etc.

The board continued the hearing until July 13, 2009 at 7:42 p.m.

Motion: Dennis Randall to continue the hearing until July 13, 2009 at 7:42 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

10:50 p.m. – The Board signed bills and discussed the budget. The board adjourned at 11 p.m.