



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

PLANNING BOARD June 9, 2008
Planning Board Meeting Minutes

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

7:08 p.m. – The board reviewed the minutes of May 12, 2008. The board approved the minutes.

Motion: Mike Ruprecht

2nd: David Gavigan

Vote: 3-0-1

Thomas Bouchard present not voting

7:10 p.m. – 40R Update

Thorndike Development has received 2.5 million dollars from South Shore Savings Bank in entitlement financing. They are not ready to come before the board yet with their site plan.

7:12 p.m. – ANR 36 Brook St.

The board motioned to approve the ANR on Brook St. as submitted.

Motion: Thomas Bouchard

2nd: Mike Ruprecht

Vote: 4-0-0

7:15 p.m. – Conceptual Plan Second Brook St - McAdams

Mr. McAdams addressed the board in reference to the fact that his plan is no longer an ANR, but will need to be presented as a sub-division. He wanted to see if the board still would support his plan. Mike Ruprecht and Thomas Bouchard said they would continue to support Mr. McAdams and are in favor of trying to make it work.

7:25 p.m. – Application for Licenses Discussion

Thomas Bott discussed with the board the Application for Licenses and the form that requires every board to sign off on various changes for business licenses. Thomas Bott suggested that in some cases it may not be necessary for the board to sign every license that comes in, whereby the applicant must sometimes wait 2 weeks before the board would meet again. Mike Ruprecht and Thomas Bouchard said they had no problem with Thomas Bott signing off on the licenses if

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there were no physical changes to the property or if there was no substantive change in use or intensity. Dennis Randall agreed. Dave Gavigan disagreed, saying he didn't know Thomas Bott well enough yet, and he was still learning about the job.

Motion: Thomas Bouchard

2nd: Mike Ruprecht

Vote: 3-1-0

David Gavigan voted in the negative

7:35 p.m. – Tree Farm Landing – Parting Ways Road

Dave Gavigan read the hearing notice. Jack O'Leary and Christian Farlane from Merrill Assoc. were present for the project, along with Billy Cushing, owner. Also attending were 2 abutters to the property at 131 and 139 Parting Ways Rd., Mr. Aaron and Mr. Gould. Mr. O'Leary explained There were 33 new lots and 2 other lots wrapped around the plan, 131 and 139 Parting Ways Road. There would be underground utilities, each lots would have it's own septic system. All work done within the 100 ft. setbacks of the wetlands. There would also be 53 acres of open space. They are requesting a waiver for the length of the road and they are negotiating with the owners of lots 131 and 139 Parting Ways Rd, to provide a right of way. Agreements have not been signed to date. Thomas Bouchard questioned Page 3 of the plans, asking why would the applicant include a Yield plan that couldn't possibly be built. The applicant said they were trying to show how many could be built, versus what actually is being built had it been a regular subdivision and no open space was being donated to the Town. Thomas Bott said the houses were very close to the power line he's not sure anyone would purchase a house with a yard with a power line on it. Mr. O'Leary said it was not that visible. The board felt that Conscom might have issues with it. Linda Gould, abutter, spoke and said she is new to the whole concept and no agreements have been signed yet. Pine Dubois said that the Open Space Committee has had a meeting with the developer and likes the plan. Mike said he'd like to see more trees than gravel, and also brought up the fact there were traffic issues on the road because of Sacred Heart School. Other board members sited their concern about site distance. Thomas Bott agreed and said Police Chief Robello is concerned about site distance also. The board scheduled a site visit for Saturday June 28th. The board continued the hearing until July 14 at 7:30 p.m.

Board took 5 minutes recess.

8:30 p.m. – Tall Timbers Estate Phase IV

Brad McKenzie was present for the Tall Timbers Project. He requested to withdraw his Special Permit application and subdivision plan, without prejudice, as there was a change of composition on the board after the April 26, 2008 election. The board closed the hearing and Thomas Bott requested that the board waive the application fees for the new application when it was brought before the board. Mr. McKenzie requested that the board include the previous engineering reviews in the new application.

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Motion: Mike Ruprecht motioned to grant the request to withdraw the application without prejudice, to waive the all application fees, and to include present engineering reviews in the new application

2nd: Thomas Bouchard

Vote: 3-0-1

Dave Gavigan Present Not Voting.

8:40 p.m. – Indian Pond Estates

Motion: Thomas Bouchard to continue hearing until September 8, 2008

Second: Mike Ruprecht

Vote: 3-0-1

Dave Gavigan present not voting

8:45 p.m. – Discussion

The board discussed objective for the year.

Thomas Bouchard would like to see a procedure for unapproved sub-division streets.

Mike Ruprecht would like to establish the “dark–skies” by-law

Susan Boyer would like to familiarize herself with Special Permits

Mr. Bott explained there were classes available in the fall. He also suggested new members would learn a lot from the CPC classes.

Mr. Bott also mentioned updating the Rules and Regulations for Subdivisions

Dennis Randall would like to see aerial photos of all submission of plans that come before the board. Mike Ruprecht mentioned that might be costly for the applicant. He suggested doing a “Google Earth” search instead.

Pine Dubois, from the public and Open Space Committee Chairman, would like more open communication between Open Space Committee and the Planning Board. Mr. Bott suggested putting it in the Rules and Regs. Also discussed was a joint meeting to familiarize the board about Open Space.

9:10 p.m. - The board motioned to adjourn.