



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

PLANNING BOARD July 13, 2009
Planning Board Meeting Minutes

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

Meeting opened at 7:09 p.m.

Tom Bouchard asked if we could hold the minutes until the Secretary came back from vacation.

Tom Bott – Communications

Charlemont – covered bridge and a letter from Gene Creedon

Letter from Thorndike with Comments

Ron Gleason – motion to move meetings to Thursday

1. Allow developers to make a proposal
2. Give Board members 3 days to prepare
3. Staff could work more efficiently – no rushing to prepare folders
4. Room is open
5. Pac TV is available

The board was undecided. – would vote later

Discussion – most members felt that changing the meeting date would not really make any difference. Most board members spoke negatively about the change

Motion: Ron Gleason

Second Mike Ruprecht

Discussion

Vote: Ron Gleason – Yes

Dennis Randall – No

Tom Bouchard – No

Mike Ruprecht – No

Dave Gavigan - No

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New Business

Future Business/Meetings

Possible meeting to discuss Application Fees. August 10, 2009 meeting to look at all fees

August 4, 2009 – Tom B. will be there. Joint Meeting with Board of Selectmen and Planning Board. Next scheduled meeting August 17, 2009, no August 24th meeting if no pressing business.

Affordable housing person would be here identifying appropriate places in town where housing could go. Previously done by characteristics now you need to point fingers to actual places. Consult with Board of Selectmen and Planning Board and see what they believed. Homework for August 17th is to consider appropriate areas. Come to meeting with broad list. Meet in Room 200.

L. Knife Update

Issues with drainage for roof run-off. Minor modification. Needs to go behind building. Earth-Tec is reviewing as is conscom. Will need Planning Board approval. L. Knife goes before Conscon July 21st.

Tom Bott received an invitation to a Climate Master conference. Issues would be relevant to Adams Library, Senior Center and Thorndike. Ron Gleason stated it was a good idea and Tom should go.

Motion: Ron Gleason to approve Tom Bott to go to conference

Second: Dave Gavigan

Vote – Unanimous

7:29 p.m. – Conceptual Plan for Wind Turbine

Questions raised by the board included: Does it conform to Wind Overlay District? Board needs to address and look at exceptions. Sewer Department has concerns. More communication with other boards is needed. Studies for footings and basic structure

Ron stated 2-3 studies have been done about wind feasibility. Final study for final plan. Placement subject to underground pipes, etc. The board asked what else could be done with the 150,000 k grant. Mike Ruprecht asked about noise and decibels on a windy day. Mark Beaton said the placement was chosen by engineers. It would not interfere with pipes. Noise would not increase more than 2.2%. Sound Tech study is posted on the Kingston website, linked to Wind Turbines. 20% of the cost would come from the State. Mark said we are in a good position to be shovel ready. We need to complete the process as efficiently as possible with no redundancy.

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7:35 p.m. - Rivers Edge Estates – Elder Ave.

The Calistas have asked for a continuance for Rivers Edge Estates. The board motioned to continue until August 10, 2009 at 7:35 p.m.

Motion: Mike Ruprecht
Second: Dennis Randall
Vote- 5-0-0

7:40 p.m.– Indian Pond Estates Modification, Amendment Recession Hearing

The board dispensed with the reading of the hearing notice

The board asked Bristol Brothers to assist with Indian Pond Drainage. They have left the cattails and there is no damage done and they have done what the board has asked. PA Landers is paving Phase 3. 4” of pavement would be ok but not if they would not make the 4”. The board asked Tom Bott to write a letter to Mr. Tonsberg about Bristol Brothers and the pavement concerns. Discussion regarding replenishing the consultant account. Ron Gleason asked if they should specify an exact amount. \$2500 is typical and \$5000 for Phase 3 and 4. Tom Bouchard asked what the board does if he does not pay the money. The Board should get Paul Basler to send someone to survey what’s been done. Dennis stated that he ran into Mr. Tonsberg, and he was raising manholes, and cleaning catch basins this week and laying the top coat next week... He was bringing it all up to code in one shot. Tom Bott will send a letter to Mr. Tonsberg requesting 4” on final pavement and to replenish account.

The board motioned to continue the hearing until August 10, 2009 at 7:30 p.m.

Motion: Dennis Randall to continue the hearing until August 10, 2009 at 7:30 p.m.
Second: Ron Gleason
Vote: 5-0-0

8:01 – 40R Smart Growth Site Plan Hearing

Motion: Dennis Randall to dispense with the reading of the hearing notice
Second: Ron Gleason
Vote: 5-0-0

The applicant would like more construction trailers and earth removal. Dave Eastridge spoke to a shift to a specific Phase I plan. He reference BSC letter and review. There is a response today from Thorndike. The Phase I first test of Zoning and Design Standards. Focus on infrastructure would also satisfy commitments. Discussion regarding a utility corridor and leaching fields on Davis property. Permanent plans include road to the MBTA drop, the central green, parking, water main, sewer, electrical, retaining wall along MBTA, and earth works for grades. Temporary situations include, a haul road, catch basin, sedimentation basin, gravel roadway from Parkway, Building C 30 unit apartments, Building P – central station, pedestrian connection, grade 3 1/2 % from Marion Drive, drainage inlets, utility lines. Conditions to hold off on include

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signage, landscaping, LEEDS, street trees, furniture. Hold off until first building permit. Hold off on LEEDS until the end of August for final standards from State with Phase 2.

Waivers – traveled ways and parkway. Section B – parallel parking roadway not currently allowed, would like to do this for this section only.

Section A –travel lane wider than outlined on plans – want a center median

Section C –wider than standard

Section D – two sides of parallel parking

Central Green – 1 acre of green in a different spot, not in living/working area. 4 times larger than.

Dave Estridge suggested that flat roofs may be better. Current building may not be solar. Optimize how we “chase the points”.

Lloyd Geisinger added points to the discussion about parking. Mark Guidoboni asked about snow removal, solar, including street heating. There will be irrigation for the median. Pine Dubois asked about bike paths and racks, and solar. Dave Eastridge stated that gas is the primary method that will be used for heating. Lloyd spoke about a transitioning plan. May need more time to approach more holistically. He would like to get Phase I under his belt and then spend time on details.

Motion: Ron Gleason to continue until August 10, 2009 at 7:45 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

9:06 – Special Permit Indoor Skateboard Park – 37 Main St.

Joe Hannigan was present for the Skateboard Park. He has 61 spaces for skateboarding. The walls will be removed, they will use the bathrooms that exist, the café is a mezzanine, use counter top machines, they are adding a safety wall, and bathrooms will be by-laws and building codes. There will be climate control through a local business and be thermostatically controlled. The doors will be shut all the time. Mike Russell said there will be zone speakers, more high frequency 50ft. beyond the building, fans should be louder than music, some acoustical treatment would be good use of construction. Interior walls are cinder block, exterior walls are 5’ of cinder block, the rest is still insulated. There will be tv’s for parents to watch their children if they want. The largest age group is 8-21. Hours of operation are 3-9 p.m. – school nights, 9am-9pm weekends.

Mrs. Clark of 184 Main St. asked about police detail and about abandoned cars. The board stated the operation closes at 9 p.m. and there will be no kids on the property after that. The ratio is 1 adult to 10 children. Concerning the outside of the building, there will be cameras monitoring the parking lot and a management team patrolling the area. Mark Guidoboni said we need a site plan to look at, emergency access shown. He said the Old Orchard Lane is used as a skate park and would like to keep the train track separated by a 4’ fence. And to restrict pedestrian traffic. He would like to see additional lighting, emergency doors with alarms.

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Tom Bott stated that regs are in writing, he would like to see a business plan, camera placement, a better site plan and security detail and improvements on the site, for the next meeting.

Missing is egress and access, entrance to the property and adequate bathrooms. Tom Bott polled the board and all are in favor with the additions above put in place. Ron Gleason stated the overhead doors would stay, and Dave asked about the chiefs concerns.

The board continued the hearing.

Motion: Dennis Randall to continue the meeting until July 27, 2009 at 7:30 p.m.

Second: Ron Gleason

Vote: 5-0-0

The board adjourned