



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

PLANNING BOARD July 14, 2008
Planning Board Meeting Minutes

Members Present: Mike Ruprecht, Thomas Bouchard, Dennis Randall, Dave Gavigan, Susan Boyer and Joel Michaud. Thomas Bott was on vacation.

Meeting opened at 7:09 p.m.

Open Forum – Nobody was present for open forum

40R Update – Dennis postponed the update until the end of the meeting.

June 9, 2008 Minutes

Motion to approve June 9, 2008 minutes with changes –Thomas Bouchard

Second: Mike Ruprecht

Vote: 4-0-0

Joel present not voting

June 23, 2008 Minutes

Motion to approve June 23, 2008 minutes with changes – Thomas Bouchard

Second: Mike Ruprecht

Vote: 4-0-0

7:25 p.m. – L. Knife Condition Certification

John Veracka and Brian Maguire were present for the meeting for certification that they have met the conditions of the Special Permit decision. They have presented to the board a lighting plan, and a site plan which shows the berm and other requirements of the permit. John Veracka stated there was no light spilling over to abutters property. Thomas Bouchard stated that he felt the lighting needed to be certified by the Town's engineer. Dennis Randall brought up the dark sky by-law, and said that foot candle was not the only way to measure light spill over. Brian Maguire said that he felt he had what he needed for a foundation permit, and was also looking for a building permit. Thomas Bouchard said that Thomas Bott would advise him as to what he needed and if the town needed to certify what he brought tonight. It would be up to Thomas Bott and Paul Armstrong as to what needs to be done next. He suggested they come back to the July 28, 2008 meeting. John Veracka wanted to know if Thomas Bott chooses a lighting engineer to certify. Thomas Bouchard said that Thomas Bott and L. Knife would pick a mutually agreed upon engineer for certification.

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Motion: The applicant and Thomas Bott would look at the Towns Consulting list, and choose an engineer with L. Knife. Mike Ruprecht

Second: Joel Michaud

Vote: 5-0-0

7:40 p.m. – Tree Farm Landing

The board motioned to dispense with the reading of the hearing notice

Motion: Mike Ruprecht

Second: Thomas Bouchard

Vote: 5-0-0

Christian Farlane of Merrill Assoc. and Project Manager for the project, was present for the hearing. He discussed the 52.9 acres of Open Space and said it was a benefit to the Town, and mentioned the site walk the board did on June 28, and the utility easement and that there was a significant buffer from the easement that was 250 ft. from the utility and not highly visible from potential housing sites. He also discussed site distance along Parting Ways Road, and stated that most site distance problems are from the vertical curb. He spoke about a few solutions in order to improve site distance, but said that it does meet ashtow requirements, but it does not meet Kingston by-law requirements. The requirement is 400 ft. and they have 260 ft. Speed was discussed in relation to the site distance problem, and Mike Ruprecht stated that the speed limit may be 30 mph, however many people travel much faster on the road, and if they were to hit 65 mph, they would be airborne, and would make for a dangerous situation.

Thomas Bouchard stated that the applicant must go by the by-law for site distance. Amount of lots is a mute point, if the site distance problem can't be solved. Dennis Randall said he would like to see topography and show reaction time and stopping distances and only then could the board see the impact of the situation. Christian said the crest of the curb could be cut down by 2-4 ft, and they could relocate all utilities, but the roadway would then include private property and they could also run into a problem with the septic systems. He also stated that the present plan does meet Ashtow's National Requirements. Bill Cushing, applicant stated that they are trying to follow the design of Apline Run for continuity, except it's coming in the opposite direction. An abutter said it was a different scenario, as most people coming out of Alpine Run take a right towards the schools, and people who would be coming from Parting Ways would be taking a left. Sue Boyer said it doesn't sound like fixing the crest of the hill is feasible. Did Alpine Run meet the by-law? Dennis Randall thinks it's border line. Thomas Bouchard again stated that the by-law says 400ft. and they have 260 ft. They need to deal with the site distance first, or it will be hard to get the support they need for the project. Bill Cushing wanted to know if the board would prefer to rectify the issue at hand and access not be directly across from Alpine Run or cut the trees back? Mike Ruprecht said to scrap it and find another means of access. Discussion regarding having access roads from Parting Ways Rd and Alpine Run across from each other. The board opened the hearing to the public. A neighbor at 131 Parting Ways Rd. said the dip in the road is a problem. The board suggested contacting the Highway Dept. and eventually if there are enough complaints, they may fix it. It's a Town road. Dennis Randall stated that he doesn't want to design the road for them, and they know what the problems and concerns are. Site distance is a big problem. Susan Boyer said to go by the by-law. Frank Gould, an abutter stated

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that he's never seen an accident at the intersection, does the Police Dept. have a radar trailer to check car counts and speed to see how fast people are traveling? Also need to monitor reaction time. Also, at Alpine Run most traffic takes a right turn, which is different than Parting Ways Road. Abutter at 131 Parting Ways said that since Rt. 44 has been finished the traffic has diminished quite a bit in the area.

Motion to continue the hearing until August 11, 2008 at 7:30 p.m. – Mike Ruprecht

Second: Joel Michaud

Vote – 4-0-0

8:30 p.m. – Board took 5 minute recess.

8:45 p.m. – 40R Update

Dennis Randall explained he had a meeting with Lloyd Geisinger in Kevin Donovan's office with Lindsay Wilson. Lloyd gave an overview of the ideas he had and wanted to run them by Dennis; Dennis told Lloyd that he would need to go before the Planning Board.

9:00 p.m. – Board adjourned