



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

PLANNING BOARD July 27, 2009
Planning Board Meeting Minutes

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

7:12 p.m. – Meeting Opened

The board reviewed the minutes of June 8, 2009

Motion to approve minutes – Dennis Randall
Second: Ron Gleason
Vote: 5-0-0

The board reviewed the minutes of June 22, 2009

Motion: to approve minutes as amended – Dave Gavigan
Second: Dennis Randall
Vote: 5-0-0

Communications

Discussion regarding paving issues at IPE. Tom Bott will speak to Paul Basler and get his take on progress being made.

The board signed the mylar for Doug Irish's Special Permit at 29 Cole St.

Tom Bott stated that the Kennedy Donovan Center received \$2M in bond money from the state.

Tom Bott had consulting bills to be signed by the Board. The Town of Kingston received 150k for site design and permitting for the Wind Turbine. The Sewer Dept. is scheduled to come to the Planning Board Meeting on September 14, 2009. Tom also said that various areas are being considered for turbines. Dennis Randall stated that he wants to be sure that whatever is decided complies with the by-laws. Tom Bott and Ron Gleason stated that that issue has already been discussed and they do comply with the zoning by-laws. Ron Gleason also stated that he has already read the 3 documents, and it complies with the zoning by-law as previously discussed.

7:30 p.m. – Special Permit Indoor Skateboard Park – 37 Main St.

July 27, 2009

The board has a site plan with all the requests made by the Planning Board incorporated, except lighting and placing of cameras outside the building, which the applicant will add. Maureen Clark asked what happens if the park changes ownership. Mr. Bott stated the Special Permit goes with the building. She also asked about noise. Mr. Bott stated the noise by-law 6.7.3 does not allow noise in excess of 60 decibels. She asked if it could be added to the conditions of the Special Permit. Bill O'Brien was present to support the project and the applicants.

Conditions:

- All park users must complete a Skate Park Waiver Form.
- All users under the age of 18 must have a parent or legal guardian complete the waiver.
- Helmets must be worn at all times within the skate area. Safety equipment must fit properly and be in good repair.
- Fighting will result in automatic ejection and expulsion from the park.
- Park users will be expected to treat other users and staff with respect. Use of profanity and or gestures or verbiage that may elicit a violent response is prohibited.
- Skating, biking or blading will not be permitted on or around property outside of The Halfpipe Skate Park..(The Halfpipe is the proposed name of the park)
- Customers waiting to use the park will be required to wait within the lobby of The Halfpipe (loitering will not be permitted).
- Smoking will not be permitted in or around the property.
- Drugs and or alcohol are strictly prohibited.
- Use of the skate park while under the influence of drugs or alcohol is strictly prohibited.
- No outside food or drink will be permitted within the skate park.
- Food or drink is not allowed within the skate area of the park.
- Use of The Halfpipe indoor skate park is a privilege. Breaking of the above rules and regulations may result in suspension and or permanent expulsion from the park.

The applicants are encouraged to obtain customer or customer's parent emergency contact information in case there is an injury including parent cell phone numbers. In case of an infraction of the rules and regulations, the owners should contact the parents of the minor customers. So parents are aware of any such injury or infraction. Outside cameras and full cut off light fixture will use in place to monitor outside activity from the skate park.

Motion: Ron Gleason to close the public hearing

Second: Dave Gavigan

Vote – 5-0-0

Motion to Approve the Special Permit and Site Plan with above conditions - Ron Gleason

Second: Dennis Randall

Vote: 5-0-0

7:45 p.m. – Amendments to Kingston Smart Growth Design Standards and Rules and Regs.

Tom Bott stated that all that is left to discuss is the granite curbing in subdivisions, and Paul Basler is on vacation and not able to address this tonight.

July 27, 2009

Motion: to postpone discussion of Granite curbing until August 17, 2009 at 7:45 p.m.

Second: Dave Gavigan

Vote: 5-0-0

8:50 p.m. – Thorndike is proposing Earth Removal

Tom Bouchard stated that they should leave that to Paul Armstrong.

8:00 p.m. – Stone Meadow Farm - Conceptual Plan

Joe Webby was present for John Hannah for a Conceptual plan He presented 2 different scenarios. One would require a waiver for reduced frontage for one of the 3 lots in Kingston, and the other is lacking 76 ft. of frontage and would have that frontage located in Pembroke. Tom Bott stated that the Planning Board can waive the subdivision rules to accommodate for a public benefit to the Town, i.e. one lot would be affordable housing, or some portion of the land could be contributed to the Town for Open Space. Mr. Bott suggested the conceptual plan which would be in the town of Kingston, not in Pembroke. Mr. Webby thanked the board for their input.

The Board signed bills

8:05 p.m. – Motion: Dennis Randall motioned to adjourn

Second: Dave Gavigan

Vote – 5-0-0