



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

PLANNING BOARD August 10, 2009
Planning Board Meeting Minutes

Members Present: Dave Gavigan, Dennis Randall, Tom Bouchard, Ron Gleason and Mike Ruprecht. Jay Talerman, town Counsel was also in attendance.

7:15 p.m. – Meeting Opened

The board reviewed the minutes of July 27, 2009

Motion: Dennis Randall to approve minutes of July 27, 2009

Second: Ron Gleason

Vote: 5-0-0

7:20 p.m. – Lantern Lane – Mr. Rothschild

Mr. Rothschild, one of the new property owners on Lantern Lane would like the board's assistance with a few things regarding Lantern Land and the bond issue with Mr. Martell. He would like the Planning Board to request the use of Town Counsel to press the Bond Company to release the funds to complete the work that Mr. Martell has not done. Mr. Rothschild would also like to eliminate some of the pavement for Lantern Lane on his property. He has discussed with the Fire Chief, who is hesitant to agree until the Planning Board agrees in lieu of board requirements. If the Board has no issue with this, the Fire Chief will move forward and take a look at what his needs are for a turnaround. The board motioned to allow Town Counsel to write a letter to the bond company to pressure them to release the bond money.

Motion: Ron Gleason to have Town Counsel write letter to Bond Company

Second: Dennis Randall

Vote: 5-0-0

7:35 p.m. – Rivers Edge Subdivision

Applicant has requested a continuance. Tom Bott stated that 135 days would be up by September 23rd, so it was important that the board make a decision on the 14th, or else get a continuance from the applicant. If it is not closed and voted on by the 23rd, then the board would be inclined, as they have in the past, to deny the plan, and start again with a new application.

August 10, 2009

Motion: Dave Gavigan to continue the hearing until September 14, 2009 at 7:30 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

7:30 p.m. – Indian Pond Recession Hearing (new hearing)

Ron Gleason read the new hearing notice. Jay Talerman, suggested keeping both hearings open and having them advertized concurrently at the same time, when the board asked about closing the original hearing. Tom Bouchard opened the discussion to the public. Pine Dubois has concerns about 2nd and 3rd Brook in regards to drainage at IPE. Has seen no plan to protect 3rd Brook, particularly. Bill Murphy, resident, asked when they could expect to see the paving done at IPE IV. The board stated that Mr. Tonsberg is currently paving IPE III so progress is being made.

Motion: Dennis Randall to continue both hearings until September 14, 2009 at 7:15 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

Pine Dubois asked when the 40R would be rescheduled til. The board stated it would be scheduled later in the meeting, but would probably be August 14th.

7:55 p.m. -The Board entered into Executive Session and will return to Regular Session

ROLL CALL

Ron Gleason – YES

Dennis Randall – YES

Mike Ruprecht – YES

Tom Bouchard – YES

Dave Gavigan – YES

8:25 p.m. – The board reconvened in Regular Session

The board took a 5 minute recess.

Tom Bouchard stated that there were no announcements to be made to the public after Executive Session.

8:30 p.m. – 40R Smart Growth Hearing

Tom Bott explained that the applicant has asked for a continuance, as the person who was making the presentation tonight on the Pond had the flu.

Motion: Mike Ruprecht to tentatively continue the hearing to August 17th at 7:45 p.m.

Second: Ron Gleason

Vote: 5-0-0

August 10, 2009

Tom Bott spoke about the Affordable Housing meeting on the 17th of August with the Board of Selectmen. He gave a handout to the board to mark places on the zoning maps where they think affordable housing would be conceivable. The hope for the meeting would be that the BOS and the Planning Board would agree on similar sites.

8:35 p.m. – Application Fees

Ron Gleason read the hearing notice. Tom Bott revised the application fees. The Planning Board agreed with the increase in some of the fees for applications. Nobody was present in the public to respond or had questions.

Motion: Ron Gleason to close the public hearing

Second: Dave Gavigan

Vote: 5-0-0

Motion: Mike Ruprecht to approve the fees as presented

Second: Dennis Randall

Vote: 5-0-0

8:45 p.m. – Green Communities Act

The board read the handout regarding the Green Communities Act. Ron stated that it made sense to get up to speed, as it's a thing of the future. Discussion regarding schools and solar energy. Tom Bott polled the board to get their positive or negative reaction.

Motion: Dennis Randall positive reaction

Second: Dave Gavigan positive, with a question regarding the necessity of changing the zoning by-laws. Tom Bott explained yes, it would have to go to Town Meeting for a zoning by-law change

Ron Gleason positive reaction

All board members favored the idea of the Green Communities Act.

9:05 – The board adjourned