



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

**PLANNING BOARD August 17, 2009**  
**Planning Board Meeting Minutes**

**Members Present:** Dave Gavigan, Dennis Randall, Tom Bouchard, Ron Gleason and Mike Ruprecht, and Tom Bott, Town Planner

**Board of Selectmen Present:** Sandy MacFarland, Richard Arruda, Paul Gallagher and Jill Myers, Town Administrator.

Also in attendance – Judi Barrett and Kathleen Kelleher of Community Opportunities Group, the Town’s affordable housing consultants.

Meeting opened at 7:10 p.m.

Sandy McFarland opened the BOS meeting.

Tom Bouchard explained that this was a joint meeting between the Kingston Planning Board and the Kingston Board of Selectmen to have an open discussion regarding an updated version of the Town’s Affordable Housing Plan. The last version was adopted in 2004, and has expired after 5 years. The DHCD has developed more layers and the boards will have to incorporate those in the Town’s updated plans.

Judi Barrett explained that the updated rules include looking to the future and projecting needs based on the new census and a more specific inventory of possible strategies and to identify areas in town where it would be beneficial to encourage mixed income housing. Tom Bouchard explained the task tonight was to identify possible sites for future affordable housing. Sites discussed were Town Center, Maple Avenue. School site, Rt. 80 and Elm St., Rt. 80 and Parting Ways Rd., Rt. 44 area, and Rt. 53 on the Duxbury/Kingston Town Line, Main St. and Prospect St.

Discussions regarding other possible ways of creating affordable housing besides 40B’s include working with Mass Housing, the Planning Board and the Board of Selectmen to identify sites and apply jointly with the developer to the State to initiate development of those agreed upon suitable sites.

Discussion why mobile homes are not considered affordable homes was brought up by Tom Bouchard. Judi Barrett explained the state does not consider them affordable housing because they are not considered permanent housing. Dave Gavigan asked why older less expensive

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homes wouldn't be considered as part of the Town's affordable housing inventory. Judi explained the state wants to see new housing production in more affluent areas of the state.

The boards will mark up a zoning map with the identified sites, and also include the 40R project on the map, and give to Judi Barrett for her research. The board continued the joint meeting with the Board of Selectmen at an agreed upon time of October 26, 2009 at 7 p.m.

8:25 p.m. The Board of Selectmen adjourned

Motion: Richard Aruda

Second: Paul Gallagher

Vote: 3-0-0

The Planning Board took a five minute recess. Mike Ruprecht went home sick.

8:30 p.m. – The board went back into session

**8:30 p.m. South Shore Medical Center**

Walter Sullivan, Attorney; Martin Coleman, Facilities Manager at SSMC; and Barbara Cosell, Engineer, were present for the meeting. Walter Sullivan gave an overview of the project. They are looking for a 32 space accessory parking lot for employees. They are scheduled for meetings with the Conscom and Water Dept. in regards to wetland set-backs and also the possibility of using porous pavement to prevent oil spills, etc. in the parking lot that could possibly run-off into the wetlands. However, Conscom, as a result of DEP concerns, has reservations about porous pavement as well as the Water Dept. He will be meeting with them in the next week or so. Barbara Cosell stated that the contaminated septic system will be removed after Ron Gleason inquired about it. Tom opened the meeting to the public. Linda Cluff, owner of Alley Cat Bowling Lanes addressed the board with concerns about the entrance to their driveway and doesn't want that to cause hardship for their customers. Walter Sullivan explained that SSMC has an easement at entrance to the driveway for all pedestrian and vehicle use and Tom Bouchard stated that a proposed sidewalk would make it safer for pedestrians. Applicant stated there would be a lighting contractor to hi-lite the crosswalk. Applicant stated he would prefer to have BSC look at the site but Coler and Colantonio would be fine also. The board continued the meeting until September 28<sup>th</sup>.

**9:10 p.m. - 40R Smart Growth Site Plan Hearing**

At the applicant's request the Planning Board continued the site plan hearing

Motion: Dennis Randall to continue the hearing until September 14, 2009 at 7:20 p.m.

Second: Dave Gavigan

Vote: 3-0-0

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**9:15 p.m. – Amendments to Kingston Smart Growth Design Standards and Rules and Regs**

Motion: Dennis Randall to continue hearing until September 28 at 7:05

Second: Ron Gleason

Vote: 3-0-0

**9:20 p.m. – Tree Farm Landing – Modification**

Christian Farland would like to make what he considers to be a minor modification to the approved plan, to move the subdivision off the abutter's property. Tom Bouchard would like an engineer to take a look at the proposal. Christian stated that it would be a 4 ft. difference. from where the lot lines where previously and there is no grade change. Ron Gleason said it sounds like a minor change unless the engineer says differently. South Shore Survey will take a look at the lot lines and modification. Applicant needs to send in a \$2500 retainer for the engineer to review.

**9:25 p.m. – Monks Hill Road ANR**

The applicant would like to divide his property to create one non-buildable lot.

Motion: Ron Gleason to endorse the ANR plan

Second: Dave Gavigan

Vote: 3-0-0

The board approved the August 10, 2009 Planning Board minutes

Motion: Ron Gleason

Second: Dave Gavigan

Vote: 5-0-0

The board adjourned at 10 p.m.