



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

PLANNING BOARD August 25, 2008
Planning Board Meeting Minutes

Members Present: Dennis Randall, Dave Gavigan, Tom Bouchard and Thomas Bott

Present: Lindsey Wilson, George McAdams, Brian and Carol Stas (abutters at 265 Pembroke St.)

7:05 p.m. – Meeting Opened

40R update

Tom Bott noted the changes in the 40R Application, which were coordinated between himself, Concord Square and Thorndike Development. He encouraged the board members to review the revised application and bring changes, if any, to the September 8th meeting. There were only 3 small changes that were made to the original application. Dennis asked what is the next step in the process. Tom Bott explained the pre-application process and the Master Plan and Site Plan. Dennis Randall inquired about drafting an RFP now. Tom Bott stated it was a pretty basic process. When the application is presented to the consultant, the board would get an estimate of the cost. Mr. Bott would prefer a full service consulting firm, so the work isn't parsed out, rather all consulting done in one full service firm. Dennis Randall stated he did not want to use Concord Square for the engineering. Mr. Bott explained that Concord Square is not an engineering firm. He suggested Earth-Tech, BSC Group or Coler and Colentionio.

7:10 p.m. – Open Forum

Nobody present for open forum

7:15 p.m. – McAdams Definitive Subdivision

Dave Gavigan read the hearing notice for the McAdams Definitive subdivision. Joe Webby explained the plan to the board. Mr. McAdams is creating one additional lot on his property. His neighbor has agreed to a land swap so that Mr. McAdams will have the necessary frontage for his R-40 zoned lot. Paul Armstrong and Tom Bott have suggested creating a paper street, in place of a road, and waiving the subdivision regulation 5.0 Required Improvements, as not to create a financial hardship for the applicant. One of the conditions for approval would be the Lot "D" would remain as a buffer and could not be built on. The restriction would run with the land. Anything other than what conditions the board puts on the decision would be a private contract between the applicant and the abutter who is donating the land.

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Motion: Tom Bouchard to close the hearing

2nd: Dave Gavigan

Vote – 3-0-0

Tom Bouchard stated that this was a great project and he was happy the neighborhood supported it.

Motion to approve the plan with 3 waivers – Tom Bouchard

2nd: Dave Gavigan

Vote – 3-0-0

Waivers: 1. Waive subdivision regulations 5.0 Required Improvements - Paper Street in place of a road.

2. Condition that Lot D (donated by neighbors) be an undisturbed no “t” cut Zone between the driveway and the house at 16 Second Brook St.

3. All fees for application be paid on the sale of the newly created lot.

Mr. McAdams asked to speak about the process of getting this accomplished. He thanked the board, Paul Armstrong, Tom Bott and staff and the Veteran Agent and Priscilla Bracket for their help. He stated that the Town of Kingston should be proud of the team that made the project work.

7:40 p.m. – Mr. Bott presented bills from the L. Knife project

He also spoke about the Town Meeting and two agenda items that the Planning Board needed to address. The Street acceptance for Tall Timbers Phase III and the Trail Acceptance. He needs to send a memo to the Board of Selectman stating whether the Planning Board would like this to be on the warrant for a vote. The Board stated they did.

Motion to send memo to BOS – Tom Bouchard

2nd: Dave Gavigan

Vote 3-0-0

Motion to adjourn: Tom Bouchard

2nd: Dave Gavigan

Vote: 3-0-0