



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

PLANNING BOARD September 11, 2006
Planning Board Meeting Minutes

Members Present: Thomas Bouchard, Susan Farrell, Mike Ruprecht

7:10 p.m. – Meeting opened

The Board approved September 6, 2006 meeting minutes with minor changes

Motion: Mike Ruprecht

Second: Susan Farrell

Unanimous

3-0-0

The board approved bills for Concord Square, Design Review committee secretary, Sisters of Divine Providence and Planning Board office bills.

7:20 p.m. – Brook St. - Triffletti

Steve Triffletti, attorney for Carl Tucci and Mr. O'Brien, owner. Pine DuBois was present. Mr. Triffletti spoke about the open space easement, walking trails and possibly purchasing as much as 8 more acres to increase the open space. If only 2 acres were purchased they would offer money to the town for the purchase of open space elsewhere in Kingston. They will come back in 2 weeks with an update on the Moran property they wish to purchase. They stated that the Conservation Commission had not yet seen the new proposed plan and they would be going back to them for another meeting. The board asked Pine how she felt about the project, she stated that if they purchased the additional 9 acres for open space, it would be a significant plus for the town, but as things stand now with the project, there were some significant environmental issues. She would prefer to wait to see what happens. Susan Farrell asked if it would be deed restricted, and Mr. Triffletti said it would. The board continued the hearing until September 25, 2006 at 7:15 p.m.

7:35 p.m. – The Bog

Thomas Bouchard asked the applicant to wait until 2 other members would possibly show up as he would need to recuse himself as he is doing work for the owner. Therefore there would not be enough members to approve the changes they are requesting to the plan. The secretary went down to call the missing members to see if they were on their way. The board postponed further discussion until later in the meeting to wait for Joel and Dennis to arrive.

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7:45 p.m. – Sacred Heart Early Childhood Center

Glen Doherty from Daylor Engineering worked out the engineering problems with BSC Group. They will send a check to the Town Planner for the remainder of the engineering costs to BSC Group. He will submit to the town the pavement-cleaning schedule in October and May. The board motioned to approve the site plan.

Motion: Mike Ruprecht to approve the site plan with the condition that the engineer would submit to the town in October and May and pavement cleaning schedule. Glen Doherty stated that he has a form that can be used and he would also edit it at the town's request and submit accordingly.

Second: Susan Farrell

Unanimous 3-0-0

8:00 p.m. The Bog

Brian Cook and Brad McKenzie gave the board an overview of the changes they need to make with the ice rink. They said that the plumbing and electricity work was in progress. They planned to have ice by mid-October and they would be finishing off the pro-shop and the cafeteria. There would be a shift in the parking area to make room for handicapped parking and they are requesting a change in the original plan ten ft in one direction and twenty ft. in the other, shifting the entrance drive over due to a request from Mass Highway, and comply with ADA requirements for the parking, until the elevator is installed. They will come back to the board on September 25, 2006 at 8 p.m. when a full board is present.

8:30 p.m. – ANR Wharf Lane

Mr. McAuliffe was not present for the ANR plan. There was no extension filed, therefore the board denied the ANR plan without prejudice, and the applicant can come back at a later date if he wants.

Motion: Susan Farrell motioned to deny the ANR plan without prejudice

Second: Mike Ruprecht

Unanimous – 3-0-0

8:45 p.m. – The Board adjourned.