



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

PLANNING BOARD September 22, 2008
Planning Board Meeting Minutes

Members Present: Tom Bouchard (arrived 7:15 after a funeral), Mike Ruprecht, Dennis Randall, Joel Michaud, Dave Gavigan.

7:08 – Meeting Opened

Open Forum

Dave Fitzgerald was present for a question on an ANR at 31 Howlands Lane, owned by Mr. Harlow. The ANR plan was before the board in June of 2007. His question was concerning an easement versus right of way that was on the plan. He stated there is a 15 ft. easement, but that the Registry of Deeds classifies it as a right of way. If that is the case, the board should have required setbacks. The board will research and review the 2007 ANR plan.

The Board signed Mr. McAdams subdivision plan.

40R Update

Dennis Randall said that the Selectmen had received a letter from Lloyd Giesinger that they intend to build a 40B adjacent to the 40R. He received a letter from Helen Gavin in opposition to the 40B project and Mr. Randall stated that he is concerned about Raboth Rd. and whether the land use was within the jurisdiction of the zoning by-law for connection to the 40R. Dennis stated that he would like to continue the 40R discussion, as he felt the board needed more horsepower for informational purposes. Mike Ruprecht agreed and also stated that besides the parking issue, he has finished reading the Design Standards and he has no other issues of concern. Dennis stated he is waiting for a communication from Tom Bott regarding Town Counsel's opinion on the possible by-law change for the parking. Lloyd stated he was fine with that, and would come back for the meeting at a later date, determined by the Board. Tom Bott will apprise Lloyd of the date.

The Board approved the Minutes of September 15, 2008

Motion: Mike Ruprecht

Second: Joel Michaud

Vote: Mike Ruprecht, Joel Michaud, Dave Gavigan, Dennis Randall and Tom Bouchard in the affirmative 5-0-0

September 22, 2008

7:30 p.m. - Tree Farm Landing Definitive Subdivision

The board continued the hearing at the request of the applicant.

Motion: to continue the hearing until October 27, 2008 at 7:30 p.m. – Tom Bouchard

Second: Joel Michaud

Vote: Tom Bouchard, Mike Ruprecht, Joel Michaud, Dave Gavigan and Dennis Randall in the affirmative 5-0-0

Discussion regarding the next potential date for a Planning Board meeting, as October 13th is a holiday. Dennis Randall suggested Wednesday or Thursday of the same week, depending on everyone's schedule. The board will choose a date after they check their schedules.

7:46 p.m. – Indian Pond Discussion

The board waived the reading of the hearing notice

Motion: Tom Bouchard

Second: Joel Michaud

Vote – Tom Bouchard, Mike Ruprecht, Dennis Randall, Joel Michaud and Dave Gavigan in the affirmative 5-0-0

The board continued the hearing until October 27, 2008 at 7:46 p.m.

Motion: Mike Ruprecht

Second: Joel Michaud

Vote: Tom Bouchard, Mike Ruprecht, Dennis Randall, Joel Michaud, Dave Gavigan in the affirmative 5-0-0

The board adjourned at 8:15 p.m.

Motion: Joel Michaud

Second: Mike Ruprecht

Vote: Tom Bouchard, Mike Ruprecht, Dennis Randall, Joel Michaud, Dave Gavigan in the affirmative 5-0-0