



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

PLANNING BOARD
January 7, 2008
Planning Board Meeting Minutes

Members Present: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Dennis Randall, Joel Michaud (arrived later in meeting), Susan Boyer (Alternate Member) and Town Planner Thomas Bott.

7:09 PM

Meeting called to order by Chairman Thomas Bouchard

7:10 PM

40R Update: Thomas Bott advised the board that the MEPA comment period has been extended to January 9, 2008; 1021 Kingston's Place has received a second award for Outstanding Planning. Mr. Bott informed the board of Thorndike Developments efforts to get support from the Selectmen for a waiver from MEPA to divide the project into two phases for the purposes of permitting and environmental review. First phase would be ramp and access construction and the remaining phase would cover construction of 1021 Kingston's Place. Susan Farrell noted her support of the waiver and indicated that such a waiver would accelerate to construction of the access ramp by up to one year.

MOVED: by Susan Farrell that the board goes on record as supporting Thorndike Development's request for a waiver from MEPA to divide the project

DISCUSSION: Dennis Randall suggested alternative language for Susan's motion and indicated that if Susan would withdraw her motion he would offer one which would accomplish the same end with slightly different wording. Susan withdrew her motion.

MOVED: by Dennis Randall that the board goes on record as having no objection to the applicant's Phase I request for a waiver before MEPA.

SECOND: Susan Farrell

VOTED: Thomas Bouchard, Mike Ruprecht, Susan Farrell and Dennis Randall voted in the affirmative, motion carried 4-0-0

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7:25 PM

Site Plan for Supreme Basketball – 200 Summer Street

Brian B. Sullivan representing Supreme Basketball advised the board that the lighting plan is compliant with the proposed Dark Skies Bylaw; applicant has cleaned storm drains onsite and certification will be provided to the Town Planner; Fire Chief has reviewed Emergency Access and is satisfied that a second means of access can be obtained over the front portion of the lot. All concerns of the Planning Board have been addressed.

DISCUSSION: Thomas Bouchard asked about seating and was advised by Brian B. Sullivan that application for a building permit will show movable seating. Building will be equipped with a sprinkler fire suppression system. Susan Farrell discussed “Curb Appeal” and choices of tree cover and need for use of non-invasive species. Town Planner Thomas Bott reviewed conditions of the site plan.

MOVED: by Mike Ruprecht to approve the Supreme Basketball site plan contingent upon access approved by Fire Chief and inclusion of appropriate tree cover in landscaping.

SECOND: Susan Farrell

VOTED: Thomas Bouchard, Mike Ruprecht, Susan Farrell and Dennis Randall voted in the affirmative, motion carried 4-0-0

7:40 Special Permit Hearing for Townhouse Condominiums – 73 Evergreen Street

Hearing called to order by Chairman Thomas Bouchard

MOVED: by Joel Michaud to wave the reading of the hearing notice and continue the hearing to the Planning Board meeting of January 28, 2008 at 7:30 PM

SECOND: Susan Farrell

VOTED: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Joel Michaud and Dennis Randall voted in the affirmative, motion carried 5-0-0

7:45 PM – 7:45 RECESS

7:45 PM – Special Permit Hearing for Tall Timbers Phase IV Definitive Subdivision and Planned Residential Development

Hearing called to order by Chairman Thomas Bouchard. Public Notice read by Town Planner. Chairman reviews proceeding for a special permit and advises that the following

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members will hear and vote on the Tall Timbers special permit; Thomas Bouchard, Mike Ruprecht, Susan Farrell, Dennis Randall, Susan Boyer (Alternate Member).

Joel Michaud informs the board that as an abutter he can not participate in the hearing and recuses himself and takes a seat in the audience. McKenzie presents plan to the planning board and notes open space and requirement by Natural Heritage that habitat be protected – 70% of site will be undeveloped and 50% of upland areas remain undisturbed. Water quality permit is still outstanding and developer will file with ConsCom within the next few weeks. Susan Boyer questioned location of archaeology sites and McKenzie stated that one Dan Fuller cellar hole will be preserved and the other will not. Mike Ruprecht asked if walking trails will be deeded to town of Kingston? The developer responded that they were not sure and are still working on the details. Dennis Randall discussed the involvement of Kingston Historical Commission.

Joel Michaud (citizen, speaking as abutter) discussed hill near his property and pond area subject to possible flooding.

Dennis Randall noted that history of Earth Removal needs to be considered when board's engineers review drainage calculations. Site should be returned as near as possible to pre-earth removal hydrology.

8:22 PM – Discussion of drainage and road run-off continues

McKenzie discussed the Eastern Box Turtle & Blue Salamander and Natural Heritage's requirement that 70% of habitat be preserved. McKenzie noted that Natural Heritage requires 30,000 sq. ft. lots and appropriate easements.

Pine DuBois (citizen) questioned project's impact on town water supply and was advised that developer will work with Water Commission and ConsCom. Size of house lots was discussed.

Dennis Randall asked if high density can be achieved utilizing only land in areas already mined? Discussion followed.

McKenzie noted that Natural Heritage wants site as 'compact' or tight as possible.

Pine DuBois (citizen) questioned road length to Cul-de-sac. Discussion followed.

9:01 – 9:04 PM – 3 minute break

Thomas Bouchard resumed hearing and noted that preserving upland could constitute a 'significant public benefit'.

Pine DuBois (citizen) questioned timeline of project. Town planner indicated it would be at least several meeting and Dennis Randall noted that the hearing process would remain open to the end.

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MOVED: by Dennis Randall to continue the hearing to the Planning Board meeting February 11, 2008 at 7:45 PM

SECOND: Mike Ruprecht

VOTED: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Dennis Randall, Susan Boyer voted in the affirmative, motion carried 5-0-0

9:15 PM

MOVED: by Dennis Randall to adjourn meeting

SECOND: Mike Ruprecht

VOTED: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Dennis Randall, Susan Boyer voted in the affirmative, motion carried 5-0-0

Respectfully submitted,

Dennis N. Randall, Clerk
Kingston Planning Board