

**Kingston Planning Board**  
26 Evergreen Street  
Kingston, Massachusetts 02364

**Planning Board Meeting Minutes**  
**January 9, 2012**

**Members Present** –Tom Bouchard, Mike Ruprecht, Ron Gleason, Bob Gosselin, David Gavigan, Mike Ruprecht and Susan Boyer

**7:05 p.m. – Meeting Opened**

The Board reviewed the minutes of December 12, 2011 and voted to approve the minutes with a change.

Motion: Dave Gavigan to approve the minutes with a change

Second: Mike Ruprecht

Vote: 5-0-0

**7:10 p.m. – Affordable Housing Plan**

Mr. Bott explained that he had met with the Board of Selectmen with Judi Barrett on December 20, 2011 . He stated the BOS were fine with the AFP but voted against the AFH Trust. Tom Bouchard asked Ron Gleason, a Selectmen on the Planning Board why the Selectmen voted against the Trust. Ron explained the Board felt the Town should not be in the Real Estate business. Judy Barrett stated she did not understand the concern. It would give the Town more control of the process and it is a tool they could use to reach the 10%. Tom Bouchard opened the discussion to the Board.

Motion: Bob Gosselin to approve the AHP with the Trust

Second: Mike Ruprecht

Vote: 4-1-0

Ron Gleason voted no.

Tom Bott will set up a joint meeting with the Selectmen

**7:30 p.m. – Mary O'Donnell's 40R Plan**

Tom Bott explained Mary's plan. Mary stated that a lot more people would qualify for Affordable housing with her plan, rather than the state's plan. She has decided to call it Greenway of Kingston. She would like a vote on her plan. Tom Bouchard said this is just a concept, there is no plan to vote on. The Board would write a letter to the Selectmen stating it was a good concept.

### **7:55 p.m. – Site Plan Modification O’Donnell Wind Turbine**

Tom Bott stated that the plantings and fencing at the site will be done by May 15, 2012 as previously stated by the applicant.

### **8:00 p.m. – Amend Special Permit for Bearses Farm – Remove Age Restriction**

Bob Galvin Jr., Attorney and Mark Flaherty, Engineer, and Matt Dacey, developer were present for the hearing.

Mr. Galvin stated that there is not a market for an over 55 development. The applicant is looking for an amendment to the 2004 Special Permit removing the age restriction as a result of a lack of funding for this type of project. Mark Flaherty stated that there had been a donation of land to the Town in 2004 and they need an updated permit from the 2007 permit from Conscom and Natural Heritage for turtles, etc. Bob Galvin stated the project without the over 55 restriction, still qualifies for the density bonuses. The reasons stated were it is in the R-40 Zoning district and provides affordable units and has given open space land to the Town. Mark Flaherty said it was the same infrastructure as previous development, only this project will be single family homes with separate septic systems instead of a cluster type condo development with shared septic systems and driveways. South Shore Survey’s Mark Casey, the Town’s Peer reviewer gave a positive review of the new project. Also the applicant is requesting one Waiver, which is not to have to do another traffic study. Ron Gleason asked if the road would remain private. Applicant stated it would. He also asked if they were intending to keep the pedestrian paths from the previous plan. Applicant said yes. Ron also asked about the size of the homes. Applicant stated they would be 1500-2100 sq. ft. 3 bedroom homes. Ron asked if applicant had checked with the Fire Department for turn arounds, etc. Mark Flaherty stated the layout is the same.

Abutters from Pembroke inquired about school bus turnarounds. Mike Ruprecht stated that was the bus companies call. They also felt the project was very different than the original plan and should require more scrutiny. Mark stated the plan meets Kingston Subdivision Requirements. They will be working with the Conscom for wetland delineations. Questions of density bonuses were raised again. Applicant stated there was still 14 acres of open space, walking trails, denitrification systems in septic systems and there were affordable units. Bob Galvin stated that they would be willing to make a contribution to the Senior Center, although it would no longer be an over 55 community. After much discussion, applicant agreed to 15 market value homes and 2 affordable homes for a total of 17 homes, however they would want flexibility with the placement of the affordable units. Applicant would contribute 2K per market value unit for a total of 30K.

Applicant asked for a poll of the board on how they thought they would vote. The Board felt they would vote positively on the amended Special Permit. Applicant will return January 23, 2012 with an amended plan.

Motion: Bob Gosselin to continue the hearing until January 23, 2012 at 7:15 p.m.

Second: Mike Ruprecht

Vote: 5-0-0

### **9:20 p.m. – 46 Summer St. Site Plan – Frank Westgate**

Mr. Westgate was present for the Site Plan. The Fire Dept. has approved the expansion of the existing unit, which was the final approval needed for the expansion.

Motion: Ron Gleason to approve the Site Plan

Second: Bob Gosselin

Vote: 5-0-0

### **46 Summer St. Landscaping Plan.**

Webby Engineering has reviewed the landscaping plan and estimated the cost for the new buffer plantings to be \$2590, which includes the purchase and the planting of the trees. With the boards' contingency fee added, Mr. Westgate gave the board of check for \$3626 for a cash bond the town will hold, until springtime to assure the plantings are completed. Once they are completed, the Board will release the funds back to the applicant. Mr. Westgate also gave the board a check for the Webby review in the amount of \$360.00. The Board will write a memo to the Building Inspector and the ZBA, as they will require a Special Permit after the Site plan is approved.

Motion: Ron Gleason to approve the amended landscaping plan and bond for plantings and the rain garden

Second: Dave Gavigan

Vote; 5-0-0

**9:45 p.m. Boys and Girls Club – Mark Guidoboni – Pembroke St. Site – Map 18, Lot 7**

Mark Guidoboni was present for the Boys and Girls Club, regarding a parcel of land being donated to them by Mrs. Ruprecht. Mr. Guidoboni would need an endorsement for an ANR plan, which funds would have to be earned by the Club, and is requesting the waiver for presenting an ANR plan with no depicting of wetlands, as it would make the donation of land not worth the cost. There is a detailed plan from 1983 that the applicant would like to use for the application process. This is not a buildable lot and access is gained by an existing cart path, and would be used by the club for camping out. The Board agreed to accept the plan from 1983 as part of the application process with no depicting of wetlands.

Motion: Ron Gleason

Second: Dave Gavigan

Vote: 5-0-0

10:00 p.m. The board adjourned