

Kingston Planning Board
26 Evergreen Street
Kingston, Massachusetts 02364

Planning Board Meeting Minutes
August 9, 2010

Members Present – Tom Bouchard, Ron Gleason, Bob Gosselin, Mike Ruprecht, David Gavigan

Meeting opened at 7:10 p.m.

The board approved the minutes of June 28, 2010 with 2 changes

Motion: Dave Gavigan
Second: Ron Gleason
Vote: 5-0-0

The board approved the minutes of July 12, 2010 with changes

Motion: Ron Gleason
Second: Mike Ruprecht
Vote: 5-0-0

7:15 p.m. – O'Donnell Parking Lot 47 Marion Drive

Applicant requested an extension until August 23, 2010. The board expects to hear from the peer reviewer during the week. The board has received funds from the applicant.

Motion: Ron Gleason to continue until August 23, 2010 at 7 p.m.
Second: Bob Gosselin
Vote: 5-0-0

7:20 p.m. – South Shore Medical Center Parking Lot

Martin Coleman was present for the repetitive petition request for a revised parking plan for their employee parking lot which they will also follow up with the ZBA. The ZBA previously denied the variance as 23% of the site would be impervious surface. A revised plan that has approximately 18% impervious surface has been prepared. They have reduced the parking spaces from 32 to 22 spaces. The board motioned to send a favorable letter to the ZBA

Motion: Ron Gleason
Second: Mike Ruprecht
Vote: 5-0-0

7:30 p.m. – South Shore Medical Center Site Plan

The applicant would like to replace the modular building that the Planning Board approved with a larger building. It will house administrative offices, training facility and labs. There will be no increase in staff or parking. No plumbing changes or change in pervious pavement, and they will add a new roof.

Motion: Bob Gosselin to approve the site plan

Second: Ron Gleason

Vote: 5-0-0

7:35 p.m. – Site Plan Summer Hill Shopping Center

Bill Shaw of Associated Engineers, Larry Winokur, attorney and the applicants were present for the site plan. They would like to add retail space to their property in the building that previously housed their treatment plant. The site plan is before the Building Inspector so comments from the Planning Board are being requested. There was some discussion regarding the size of the parking spaces. Larry stated that in 2001 the board did approve the parking spaces as retail stores opened and occupied the stores. The board motioned to send a memo to the ZBA stating the planning board had no issues with the applicant's request.

Motion: Ron Gleason

Second: Dave Gavigan

Vote: 5-0-0

7:45 p.m. – ANR Pembroke St. Map 45 Lot 12

The board endorsed the plan as presented

Motion: Mike Ruprecht

Second: Ron Gleason

Vote: 5-0-0

8:00 p.m. – ANR 6 Pico Street Map 76 Lot 70 and 71

The board endorsed the plan as presented

Motion: Dave Gavigan

Second: Bob Gosselin

Vote: 5-0-0

Tom Bott explained he will be meeting on September 14 with residents on Gilfeather Lane to request an easement for a sidewalk to complete the MacFarland Farm subdivision. Also the September 13, 2010 Planning Board meeting will take place in Room 201. He will keep the agenda light as the room is quite small.

The board motioned to adjourn

Motion: Ron Gleason

Second: Dave Gavigan

Vote: 5-0-0