

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

**Planning Board Meeting Minutes**  
**January 24, 2011**

**Members Present** – Tom Bouchard, Mike Ruprecht, Ron Gleason, Dave Gavigan, Sue Boyer, Bob Gosselin

Meeting opened at 7:05 p.m.

**Meeting Minutes December 13, 2010**

Motion: Bob Gosselin to approve the minutes of December 13, 2010

Second: Mike Ruprecht

Vote: 5-0-0

**7:10 p.m. – IPE Bond Release**

Tom Bott stated that he has no updated information for the board, as he is waiting for information from peer review engineers.

The board motioned to continue the hearing until May 9, 2011 at 7:05 p.m.

Motion: Dave Gavigan

Second: Ron Gleason

Vote: 5-0-0

Bob Gosselin stated that he had spoken with Fred Tonsberg and that he has decided to wait until spring to finish the work himself. The board will wait for the response from Mr. Tonsberg's engineer, and then release the bond.

7:15 p.m. – The board signed bills for Tom Bott.

Tom stated that he had a call from Webby Engineering office requesting the monies sent in for the Mews Site Plan be applied to their upcoming Definitive Subdivision plan and have those fees waived. The board agreed to waive the fees for Definitive Subdivision Plan. Rob Kraus said he would let the applicant know.

**7:30 p.m. – Special Permit Dunkin' Donuts**

Rob Kraus was present, along with Dave Baker of RK Associates and Ron Mueller of Mueller Associates. Bob Gosselin read the hearing notice for the Special Permit. Rob Kraus stated he had additional information that he would present to the board tonight. Dave Baker stated that there were some changes from the previous plan including re-routing the traffic into the queue

without traversing across the parking lot. There would be boundaries and islands guiding traffic in the direction of the Dunkin Donuts building. They are also looking at other options for the existing Dunkin' Donuts at Cumberland Farms but reiterated they have no control over that site once their lease has expired. Discussion regarding internal improvements to the site and the still existing problems with entering and exiting the site, including taking left turns exiting, which most board members agreed was the most dangerous safety problem. Ron Mueller who did the traffic study for the site stated he graded an "A" exiting the site taking a right turn, and a "C" grade exiting the site taking a left turn. The board discussed the police report regarding the Dunkin Donuts site plan and noted safety problems that have still not been solved. The applicant would take those under consideration and had not seen the review until tonight. Tom Bott stated that Gary Hebert of Fay, Spofford and Thorndike will look at the traffic review for the board. The Board opened the discussion to the public for comments. Attorney who has his business at 161 Summer St. has concerns about the traffic safety at the site. Cumberland Farms who leases the property from Gulf Oil has safety and traffic concerns. Dave Baker stated he will talk to Mass Highway about signalization at the site and get back to the board on his results.

The Board continued the hearing until February 28, 2011 at 7:15 p.m.

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

#### **8:20 p.m. – Special Permit – DSR – 46 Evergreen St. (Junior/Westgate)**

Applicant would like to convert an existing office space to an apartment. Applicant previously was approved for 2 apartments and one office space at 46 Evergreen St. Applicant was not present for the hearing. The board motioned to continue the hearing to a later date.

Motion: Mike Ruprecht to continue the hearing until February 14, 2011 at 7:30 p.m.  
Second: Ron Gleason  
Vote- 5-0-0

#### **8:30 p.m. – New England Villages Definitive Subdivision Plan and Site Plan - Grady**

Brian Ephron, Executive Director of NE Villages spoke first and gave an overview of the non-profit organization. The day care center is for physically and mentally challenged adults and teens. Tom Calter spoke favorably of the center also, as a member of the Board of Directors.

Mr. Grady of Grady Consulting addresses the Board concerning a waiver request for the dead end street, as well as discussion regarding pavement deterioration. He brought drawings of the site which showed parking areas, building including entrances and a tree-lined road that led to a cul de-sac at the end of the road. There would be berms and a fence erected at the back of the site for privacy. He also explained there would be patios and recreational areas with benches, etc. Sprinkler systems, and septic systems at the rear of the site. There would also be a hydrant at the front entrance of Independence Rd. Architect Dave Sordin spoke to the board gave an in depth

description of the inside of the buildings. He also mentioned that there would be 50-60 people at the site a day, bused onto the site, as well as 20—25 employees. Hours are Monday thru Friday 9 a.m. - 3 p.m., earlier and later hours for the staff. They currently have 12 -15 vans.

The Board motioned to continue the hearing until March 28, 2011 at 7:10 p.m.

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

The board instructed Tom Bott write a letter to the Conservation Commission stating their support for the project, as there are some unresolved conservation issues.

The board motioned to adjourn at 9:25 p.m.

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