

Kingston Planning Board
26 Evergreen Street
Kingston, Massachusetts 02364

Planning Board Meeting Minutes
July 11, 2011

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

Also Present: Mark Bobrowski, Town Counsel

Meeting opened at 7:12 p.m.

The board reviewed the June 27 meeting minutes and approved with some changes.

Motion: Dave Gavigan
Second: Mike Ruprecht
Vote: 5-0-0

7:20 p.m. - New England Village Commercial Subdivision Plan

Mr. Grady stated there were no changes to the subdivision plan except after meeting with Conscom, they had to move the building 15 degrees as a result of vernal pools. The loli-pop at the end of the road was elongated for the 100 ft. setback requirement. Mr. Grady stated the building is 12,000 sq. ft. responding to a question by Ron Gleason. Mr. Grady also stated they are cleaning up the road, doing some road work and there would be some landscaping done. The board motioned to close the hearing.

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

The board motioned to approve the Subdivision Plan as presented, including the condition that the site and road be cleaned up as stated by Mr. Grady.

Motion to approve with above conditions: Mike Ruprecht
Second: Ron Gleason
Vote: 5-0-0

The board motioned to approve the Site Plan with above conditions

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

7:25 p.m. – Dunkin Donuts Special Permit and Site Plan

Rob Kraus and Dave Baker addressed the Board. Mr. Kraus repeated his request for a final report from Gary Hebert which may support the applicants position. Mark Bobrowski and Tom Bott both stated they had spoken to Gary Hebert and that the final report was already give to the board and the applicant and there was nothing else to submit. The Board opened the hearing to the public. There were no responses from the public. The applicant paid their final engineering bill in the amount of \$4,096.82.

The Board motioned to close the public hearing for the Special Permit and Site Plan.

Motion: Mike Ruprecht to close the public hearing
Second: Bob Gosselin
Vote: 5-0-0

The Board moved to approve the Site Plan, as revised to date, and subject to the conditions recommended by Gary Hebert in his two reports to the Board, including, Exhibit A, attached hereto.

Motion: Mike Ruprecht to approve Site Plan as set forth above.
Second: Dave Gavigan
Vote: 3-2-0

Approve Site Plan as set forth above: Mike Ruprecht
Approve: Dave Gavigan
Approve: Ron Gleason

Opposed: Thomas Bouchard
Opposed: Bob Gosselin

The Board motioned to approve the Special Permit with the Plan as revised to date, and subject to the conditions recommended by Gary Hebert in his two reports to the Board, including, Exhibit A, attached hereto.

Motion: Mike Ruprecht
Second: Ron Gleason
Vote: 3-2-0

Approve Special Permit with above conditions: Mike Ruprecht
Approve: Dave Gavigan
Approve: Ron Gleason

Opposed: Thomas Bouchard
Opposed: Bob Gosselin

The Special Permit requires a 4/5 vote therefore the Special Permit was denied.

The Board moved to include supplemental information prepared by Mark Bobrowski, explaining the votes of members Bouchard and Gosselin.

Motion: Mike Ruprecht

Second: Ron Gleason

Vote: 5-0-0

7:40 p.m. – The Mews Definitive Subdivision Plan and Site Plan

The applicant has filed an ANR Plan with the board for 5 lots. The applicant withdrew the ANR Plan as they did not meet the required setbacks. The applicant still has a Subdivision Plan and Site Plan before the board. The Board is still waiting for a check from the applicant for engineering fees. The Board motioned to continue the hearing until August 22, 2011 at 7:10 p.m.

Motion: Dave Gavigan

Second: Mike Ruprecht

Vote: 5-0-0

Motion to adjourn – Ron Gleason

Second: Dave Gavigan

Vote- 5-0-0