



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

PLANNING BOARD May 21, 2007
Planning Board Meeting Minutes

Members Present: Susan Farrell, Dennis Randall, Mike Ruprecht and Thomas Bouchard.

7:05 p.m. – Meeting opened

The board approved the minutes of May 14, 2007

Motion with changes: Dennis Randall

Second: Susan Farrell

Dennis Randall requested additional information be added to minutes, included a motion.

Minutes will be edited and presented at the June 11, 2007 meeting

Vote – 4-0-0

7:20 p.m. – 40R Update

Thomas Bott gave the board an overview of recent communications with Lloyd Geisinger. Lloyd will be available in July to discuss the time line for the site plan application. The plans may not be ready by then, but he will come in to discuss with the board regardless. Dennis Randall motioned not to accept an application unless and until the Fall Town Meeting or 120 extension at the conclusion of Town Meeting.

Motion: Dennis Randall

No Second

Motion failed

Thomas Bouchard explained to the board that although he would like to have a “free flowing” dialogue among board members during meetings, he will have to ask members to go through the Chairman if members are going to interrupt and talk over one another. This happened at a previous meeting and if it would continue, members would have to wait to be recognized by the Chairman before speaking.

7:30 p.m. – ANR – MacFarlane Realty Trust

Greg Morse of McKenzie Engineering was present for the ANR for Howard and Ruth MacFarlane Realty Trust. The applicant’s engineer came back before the board after submitting the plan at the previous meeting. The board had issues with the plan regarding grading and access. Mr. Morse said that the access problems had been addressed by changing the configuration of the driveway, and the grading had been altered to 2% for the first 50 ft.

Planning Board Meeting Minutes May 21, 2007

Motion: Mike Ruprecht to endorse the ANR Plan with changes

Second: Susan Farrell

Vote: 4-0-0

7:40 p.m. – Site Plan – 68 Evergreen St.

Kevin Grady and Bob Gosselin were present for the Site Plan on Evergreen St. They have access issues with the Fire Dept. and Thomas Bott said he would address the issues with the Fire Chief for a response to the site plan. They have also changed a section in the back of the parking lot to gravel for better infiltration purposes. They will also put in a dry well. They have another meeting June 5th with the Conscom. Thomas Bouchard said it made sense to let Conscom approve the drainage. Dennis Randall asked about a lighting plan and conduit and Kevin said it would be put on the new site plan with the above changes. They will come back before the board on June 11, 2007 at 7:15 p.m.

7:55 p.m. – Independence Mall Site Plan

Mark Wagner, John Wyman, Attorney and John Morgan of Coler and Colantonio were present for the site plan. They have filed with the state for the MEPA process. Mr. Wyman said that when the mall began, they planned the parking lot according to the zoning at the time. Same concept was used for Lechmere and Target. In their best judgment, the same process will be adequate for the addition and the movie theatre. The parking was based on gross leased area vs. gross building area. There are 800 spaces short on the proposed site plan and the existing parking, if based on gross building area. Discussion regarding size of parking spaces. John Morgan of Coler and Colantonio said 9x18 is common, 9x20 is better, but 10x20 isn't typically used, which is what the board would like. MEPA thought it was a good idea to reduce the parking size to reduce pavement. Thomas Bott said that what was talked about was 9x20 just on the new spaces, not all of them. John Morgan suggested providing more spaces near Macy's and other most used spots. Dennis Randall said that bigger spaces are more user friendly. Discussion regarding 9 ½ x 20 size spaces. Susan Farrell asked about pedestrian sidewalks and access, raised islands and landscaping. Thomas Bott asked about queuing and stacking for the movie theatre. Susan Farrell asked about evacuation of the mall is necessary. Mark will be speaking to the Fire Chief and the building will be fully sprinkled. Mike Ruprecht asked about a maintenance plan for Raboth Rd. Mark said there is a memo of understanding for maintaining Raboth Rd. twice a year for major renovations. He will check with Paul Basler and the abutters to see what else may be needed. They will come back on June 11th at 7:45 p.m. to further discuss parking spaces and drainage.

8:30 p.m. – Bearses Farm Update

Dan Orwig architect and Irene Dwyer (co-owner of the property) were present for the update. They explained that there were changes requested from Conscom and they have been in progress for 2 ½ years. When Bearses Farm was approved, the mylar wasn't signed and since the law had changed, therefore they had to go to the Heritage and there were 2 orders of conditions they had to abide by. Dan stated they also had to change parking, add crushed stone, habitat enhancements

Planning Board Meeting Minutes May 21, 2007

for turtles and monitoring of the wells. Thomas Bott said he will take the new mylar and lay over the old mylar to see the changes. They will come back June 11, 2007 at 8 p.m.

8:50 p.m. – Conceptual Plan 3 Pebble Lane - Harlow

Dr. Harlow spoke about his conceptual plan to change 3 lots to 2 lots and put an addition on the garage, and to show elevations and set the boundaries for the lots. He has researched Pebble Lane and found that it came into existence in 1920 and was first shown on a plan in 1945. He has researched all the deeds on Pebble lane and it is a private lane and is the only access for all the houses on the road. The police department and post office also has a record of the road. Thomas Bott said he would give comments to Paul Armstrong. He would also make copies for the board of what Dr. Harlow had researched. He will come back on June 11, 2007 at 7:20 p.m.

9 p.m. – ANR Wildlands Trust

Mr. Anthony was not present for the ANR.

9:05 p.m. – Tarkiln Rd. 40B

Dennis Randall suggested looking at the ANR for Country Club Way first.

9:05 p.m. - ANR Country Club Way

Russ Stefani was present as an observer for the ANR. The plan shows that the applicant is requesting 3 lots to be reconfigured. Thomas Bouchard asked if the board rescinded some of the lots. Thomas Bott said the plan would be in non-conformity because of the bond issue. Town counsel said that the access isn't adequate because of the roads. There was no check for \$250 for the ANR plan, therefore it was an incomplete submission. Because of the time frame of the application, and the board not meeting again until June 11, 2007, they either had to have the plan withdrawn or denied. The board asked if Mr. Stefani was authorized to do either. He stated he was not authorized, and was only present to oversee the proceedings.

Motion: Dennis Randall not to endorse because of no access per the rescission and no check for the ANR plan.

Second: Mike Ruprecht with discussion

Vote – 4-0-0

9:10 p.m.– Tarkiln Rd. 40B

Thomas Bott explained that this is the first step for the applicant to receive a site approval letter. They are proposing 75 units and there is no plan to extend water or sewer to the site. Mike Ruprecht stated that the board needs to take into consideration that the 40R covers the town's affordable housing count. Dennis Randall said that the burden should be on the applicant for the congested traffic in this area. Susan Farrell said there is no water or sewer, the Town is protected by the 40R and that the density is illusionary. Thomas Bott will put a memo together of the boards comments to the applicant.

Planning Board Meeting Minutes May 21, 2007

The board signed departmental bills and the notarized copy of the boards' reorganization. The board signed Arbor Hills change of plans.

9:25 p.m. – Cordage 40R – Traffic study

Thomas Bott stated that the Plymouth Economic Development Counsel is conducting a traffic study for the Cordage 40R, the Kingston 40R and the William Gould Development. He had not been aware of it and this would solve the issue of the trying to get a traffic study done for Kingston.

9:30 p.m. – The Board adjourned