

Kingston Planning Board
26 Evergreen Street
Kingston, Massachusetts 02364

Planning Board Meeting Minutes
May 9, 2011

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

Meeting opened at 7:05 p.m.

The board motioned to accept the minutes of March 28, 2011.

Motion: Ron Gleason to accept the minutes

Second: Dave Gavigan

Vote: 5-0-0

The board motioned to accept the minutes of May 3, 2011

Motion: Dave Gavigan

Second: Mike Ruprecht

Vote: 5-0-0

7:10 p.m. – Affordable Housing Plan with Board of Selectmen

Members of the Board of Selectmen present were Richard Aruda, Joseph Casna and Ron Gleason

(handouts are on file in the Kingston Planning Board Office and on the Planning Board Website)

http://www.kingstonmass.org/filestorage/40/924/Kingston_AHP_Meeting_05-09-11.pdf

http://www.kingstonmass.org/filestorage/40/924/Kingston_Affordable_Housing_Plan_Draft_0502011.pdf

Tom Bott explained that the purpose of the AFP is to set a goal of affordable housing units for the Town. Judy Barrett of Communities Opportunities Group, had a slide show presentation explaining various topics, including Town of Kingston 2010 statistics

Also discussed was the plowing of the streets. Tom Bouchard explained to the public and the BOS that the developers in the past have never gotten their streets accepted by the Town, thereby forcing the Town to plow and maintain streets that they don't own. The Planning Board would like the BOS to work with the Planning Board to develop a plan for acceptance of streets, as is the under the purview of the BOS. The Board would like to incorporate these into the Rules and

Regs, so the Planning Board can implement them before they release bonds, or escrow accounts back to the developers. Bob Gosselin stated that Kingston is one of the few communities who maintains roads that the town doesn't own. Most communities won't touch roads until the Town owns them. An option presented was to maintain the roads and send bill to the developer on roads in older developments that have not been accepted until they are accepted by the Town. Also to obtain from the developer a release, to release the Town of any liability. Discussion also regarding drainage, etc. in older developments that do not have accepted roads.

8:35 p.m. – IPE Bond Release

The board is holding a 20k bond from IPE, and the applicant at a previous hearing has stated he did not want the board to use that for the seeding of the area, but rather he would complete the work himself in the spring, and then request his bond money back directly. Tom Bott went out to the site and took pictures the previous week and presented them to the board requesting that because no work has been done, that the board vote to request 3 estimates to complete the work. Ron Gleason said that he went out to look at it and there was some recent seeding done in the past weeks and perhaps the seed wasn't visible when Tom Bott took the pictures, but it is visible now. Mr. Bott explained that the applicant must also stabilize the slopes with geotechnical materials to prevent the new seeding from blowing off the slopes. Tom Bouchard stated the board should give Mr. Tonsberg a 30 days extension and at that point seeding should be more visible. The board suggested Tom Bott write a letter to the applicant and let him know what the board has decided.

Motion: Mike Ruprecht to continue hearing until June 13, 2011 at 7:05 p.m. and to send above mentioned letter to Mr. Tonsberg.

Second: Ron Gleason

Vote: 5-0-0

8:45 p.m. – IPE Reconvene and Continued Hearings

The board motioned to continue both hearings until June 13, 2011 at 7:10 p.m. and 7:11 p.m.

Motion: Ron Gleason

Second: Bob Gosselin

Vote: 5-0-0

8:47 p.m. - Dunkin Donuts Special Permit and Site Plan

The board motioned to dispense with the reading of the hearing notice

Motion: Ron Gleason

Second: Bob Gosselin

Vote: 5-0-0

Rob Kraus addressed the Board and then turned the discussion over to Ron Mueller, who gave the board an overview of the proposed lane set up and a few other changes to mitigate traffic. He

stated that Gary Hebert had made recommendations in his review and they have no problem with the recommendations. However, Mass DOT would ultimately have to approve the proposed changes and the plan. They have made some internal changes, raised the island to 5 ft. changed amount of parking spaces from 380 to 316 spaces. Gary Hebert stated that he thought the changes were good, but not sure they address all the existing problems with the site. Bob Gosselin stated that he is still not convinced the situation at the site will improve. Dave Gavigan is also not convinced. Mike Ruprecht said he was unsure how he would vote. He said he didn't want to make a wrong decision and what the effect would be on the town. If it doesn't ease the existing problems, we can't go back and tear it down. Tom Bouchard and Ron Gleason agreed and said they are unsure also. Mike said he needs time to think about it. Sue Boyer felt they had made improvements and this it is not the applicant's fault that the area is as congested as it is, and that they are trying to improve it.

The board motioned to continue the hearing until June 13, 2011 at 7:20 p.m.

Motion: Bob Gosselin
Second: Dave Gavigan
Vote- 5-0-0

9:35 pm. – Baker Ave. Site Plan and Definitive Subdivision

Steve Kotowski of Webby Engineering addressed the board stating they have changed the plan from 40 – 40B condo units to 28 condo units, to now 11 single family homes. The board stated they needed to withdraw the original site plan presented to the board. The board asked how long the roads were. Foundry Road is 646 ft. and Baker Ave is 400 ft. Kevin Voight of 85 Main St. asked if the applicant had looked into whether it was an archeological site. Asked if they were tied into the utilities. Applicant stated he was tied into sewer and utilities. Abutters Michelle Voight is concerned about water. Abutter from Burgundy Lane wants to assure they are complying with setbacks. Lois Eck of 6 Prospect St. had concerns about water in her building now and what will be done to mitigate that. The board motioned to continue the meeting until June 13, 2011 at 7:15 p.m.

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

The board adjourned at 10:15 p.m.

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