

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

**Planning Board Meeting Minutes**  
**November 22, 2010**

**Members Present** – Bob Gosselin, Mike Ruprecht, David Gavigan, Ron Gleason.  
Tom Bouchard was on vacation

Meeting opened at 7:08 p.m.

**7:10 p.m. – The board reviewed the Minutes of November 8, 2010**

Motion: Dave Gavigan to approve the minutes with changes

Second: Bob Gosselin

Vote – 4-0-0

**7:15 p.m. – River’s Edge Estates (Elder Avenue) Calista**

Attorney Rob Kraus was present for the hearing. He explained that the delay is a result of some legal issues regarding the naming of the property. The Calista’s would like the name Calista Farms on the Deed. Attorney Jay Talerman has some reservations. Attorney Kraus is negotiating for the Calista’s as their family has lived in town for 100 years and feels they have a right to name the land. He will be back before the board on January 10, 2011 at 7:06 p.m.

**7:25 p.m. – RK Crossing – Dunkin’ Donuts**

Attorney Rob Kraus was present for RK Crossing as well. The applicant, Ron Klass, would like to reapply before the 2 year approval window, and bring in new plans. The board motioned to continue the site plan until January 10, 2011 at 7:07 p.m and to allow the applicant to reapply at that time with a new plan.

Motion: Bob Gosselin to continue the site plan until January 10, 2011 at 7:07 p.m. and to allow the applicant to reapply at that time with a new plan.

Second: Mike Ruprecht

Vote: 4-0-0

### **7:30 p.m. – Baker Avenue Site Plan**

Attorney Rob Kraus present for the applicant. He would like a continuance to as early as possible. The earliest the board could schedule the Special Permit would be January 10 2011 at 7:05 p.m.

Motion: continue to January 10, 2011 at 7:05 p.m.

Second: Dave Gavigan

Vote: 4-0-0

### **7:35 p.m. Support for CAP funded archeological study of Calista and Hall property**

The board preferred to wait until Chairman Bouchard was present.

### **7:40 p.m. Update on O'Donnell's Site**

Mary O'Donnell brought a Form A plan before the board for approval. The purpose of the plan is to put a Turbine on each of the 3 Form A lots. The Form A plan had not been seen by the Town Planner and it was an incomplete submission with no application, abutter's list or fee. She also spoke about a scaled back 40R plan for her property for 300 condos. In place of the required 20% affordable units, she would donate the land to the Town as she wouldn't want to own the affordable units. There would be no commercial space as the previous 40R had. Her other suggestions were numerous sustainability projects, which would be more challenging for her than the condos. She stated that Toll Brothers and Pulte Homes had an interest in condos. She asked the board what their thoughts were, and which suggestion they would prefer. Dave Gavigan stated he would prefer commercial use of the land, as did Ron Gleason. Mike was not a fan of 300 condos which would impact the school system. Bob Gosselin preferred a mixed use and stated that residential won't fly. Applicant will come back at a later date.

### **Communications**

Tom Bott updated the board on the 8 town ETA (Economic Target Area) the Town of Kingston is now a part of. He also stated that the Town had won an ETA Grant. He had been in Boston that day with Jill Myers.

### **8:20 – Motion to adjourn**

Motion to adjourn: Dave Gavigan

Second: Mike Ruprecht

Vote: 4-0-0