

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

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

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

Also present was Paul Armstrong, Zoning Enforcement Officer.

7:08 p.m. – Roll Call

The board reviewed the minutes of September 26, 2011

Motion: Mike Ruprecht to accept the minutes as presented

Second: Ron Gleason

Vote: 5-0-0

The board reviewed the minutes of October 11, 2011

Motion: Dave Gavigan

Second: Ron Gleason for discussion and edit

Motion: 3-2-0

**7:10 p.m. O'Donnell Wind Turbine**

Mary O'Donnell stated that everything the board had requested at the previous meeting has been completed, including the staking. She continued her conversation referring to the development she is pursuing, stating that the investors who are looking at the site would prefer condos instead of apartments. Conversation continued with 40B versus a 40R development and affordable units allowed for both. Tom Bouchard brought the conversation back to the condition of the site for the turbine, and stated she could address the development after this was complete. He recapped the last meeting and said that the board approved the change of location of the windmills. Bob and Paul Armstrong have walked the site and feels it is fine. Conversation turned to the screening and Paul Armstrong addressed the issue in relation to the Rules and Regs. required for Commercial/Industrial development abutting residential. He suggested the screening may be more beneficial closer to the structure. Bob Gosselin stated it is not unreasonable to ask the applicant to install a buffer to replace the trees that have been clear cutted. Larry Demar, abutter would like the board to come out for a site visit, as the dirt blowing onto his property is worse since Ms. O'Donnell clear cutted at the property line. Tom Bouchard stated that all the board members would be out there this week to see both O'Donnell and Demar's properties and see what should be done to correct the situation. More discussion regarding the condos. The Board continued the discussion until November 14, 2011 at 7:30 p.m.

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

**7:35 p.m. – ANR 42 Summer St.**

Rick Grady was present for the ANR for his own property. The plan creates a parcel on a non-buildable lot from the back of 42 Summer St. the parcel does not have frontage and is non-buildable. The applicant is looking for additional parking. The board motioned to endorse the plan.

Motion: Mike Ruprecht to endorse the plan, noting it is not a buildable lot.  
Second: Ron Gleason  
Vote: 5-0-0

**7:45 p.m. – Tree Farm Landing - Farland**

Bob Gosselin recused himself, and Sue Boyer will be voting for the Special Permit in his place. Christian Farland and Paul Ricco, consultant, were present for the hearing. The plan they are presenting is similar to the 2009 plan, except the road has been shortened and they went from 32 to 30 lots. Mike Ruprecht asked if they had been to the Board of Health, as there was a memo from the Health Agent in regards to perk tests that have not been completed. Applicant stated that they are meeting with the BOH on November 19<sup>th</sup>.

Motion: Mike Ruprecht to accept changes and approve the Special Permit with conditions from the previous Special Permit and Subdivision plan

Second: Ron Gleason  
Vote: 4-1-0

Dave Gavigan voted in the negative

Motion: Mike Ruprecht to approve the Subdivision Plan with conditions from previous Subdivision Plan and Special Permit

Second: Ron Gleason  
Vote: 3-1-0

Dave Gavigan voted in the negative.

**7:55 p.m. – Bearses Farm – Matt Dacey**

Matt Dacey and Mark Flaherty, Engineer were present for the conceptual meeting. This plan has already been approved as an over 55 RODEOS. Applicant would like to remove the over 55 restriction as it is prohibitive in finding funding for the development. It is a 22 acre site with 19 lots. The development also has 14 acres of open space. Matt stated he would like to change the

plan to single family units with frontage and separate septic systems. Tom Bott explained that for RDEOS you need 500 ft. of frontage. The applicant would need a new Special Permit for density bonus issues. Applicant stated it was a private road. Bob Gosselin asked how many lots applicant could get approved under normal subdivision control.

Matt Dacey stated the site is conducive to this plan and didn't feel the site was conducive for a 40B, but they could consider 40B condos. Tom Bouchard is concerned about the impact on the schools for 3 bedroom homes, instead of the over 55 restriction. He stated he is not against Mr. Dacey's idea, but it is a consideration. Susan Boyer said in place of the density bonus and the consideration for schools, the applicant maybe could add 2 affordable units to offset the impact on the schools. Mr. Dacey said he was looking for ideas similar to Ms. Boyer's suggestion. Applicant stated he will come up with more suggestions and will come back at a later date with a formal application.

8:35 p.m. – The board adjourned

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