



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

PLANNING BOARD August 8, 2005
Planning Board Meeting Minutes

Members Present: Susan Farrell, Michael Ruprecht, Dennis Randall, Penny Svenson, Joel Michaud, Thomas Bott

7:07 Meeting Opened

The Board read and approved July 11, 2005 meeting minutes.

7:15 – Conceptual Meeting for 4 Main St. – Tony Ingemi

Mr. Ingemi discussed his proposal for the offices he currently owns in the commercial district at 4 Main St. He would like to turn them into apartments. There have been parking issues in the past with the site. Sue Farrell asked if the parking situation had changed. In the past the abutter's property had been used for extra parking. It had not according to Mr. Ingemi. Dennis Randall felt it is a "challenged" parking situation. Mike Ruprecht asked if there would be affordable housing. Mr. Ingemi stated there would be Section 8 housing. Concerns brought up by Susan and Dennis were, access by Fire and Police, also snow removal. Would snow reduce the number of parking spaces. Mr. Ingemi said it would. Susan Farrell asked if they could accommodate parking on his own lot. Dennis felt they could not impose on the neighbor to provide the necessary parking spaces for the renters, unless an easement is in place. The Board suggested Mr. Ingemi try to find solutions to the parking issues, and come back before the Board At a later date.

7:35 p.m. – ANR Lot 4 of Stone Meadow Farms

Mr. Webby presented an Anr to split a lot at the site of Stone Meadow Farms Subdivision. He would like to split the lot at the top quarter of Lot 4. The board agreed to split the lot with the understanding that it was not a build able lot. There would be no utilities on the lot and it would not contain hard structures. There would also not be any accessory buildings on the lot. Joel Michaud motioned to endorse the ANR plan, Susan Farrell second. Unanimous vote.

7:45 p.m. – ANR Lot 2-70 of Stone Meadow Farms

Mr. Webby again wished to split a lot and create 2 lots. There was a question of frontage and access for the lot, because of the stream and the wetlands. Mr. Govoni, a Kingston abutter said that the easement on the property for access was in litigation. Mr. Robert Galvin, Jr., attorney representing the applicant stated that there was no impediment to access to the lot. There was alternate access. He stated that the Board's ministry duties were to assure access, not to decide if

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it was “illusory”. The most they could possibly need would be an NOI from the Conservation Commission. Dennis Randall suggested we take this under advisement and that we would be setting precedence by endorsing this plan.

8:05 p.m. – Stone Meadow Farms

Mike Ruprecht explained that we only have 2 voting members for the subdivision tonight. The Board still does not have the information from Mr. Weaver from Nstar on the easement.

8:10 p.m. – Conceptual Plan for Clifton Drive

The Board read the letter written by Conscom Agent, Maureen Thomas, thanking the Garlands for their donation of 5 .8 acres of land to Conservation. They would like to create a 2-lot subdivision, and one lot would be for his son. They had waivers that would be necessary to request, and the Board would like the waivers put on the plan before they present it to the board. Dennis Randall thought it was a very good idea and would not think the Board would have a problem with the plan. He would favor a plan that is the least disruptive.

8:15 p.m. – ANR Grove St. - Cravenho

Mr. Cravenho presented an ANR plan for a back lot on his property at 277 Grove St. Mr. Cravenho stated that if the Board chose not to endorse the plan, he could still create 2 lots. Dennis Randall thought it was a reasonable use for the property. The slope of the land was a consideration. The property is 80% in Kingston and partially in Plympton. Joel Michaud wanted to know if wasn't the main structure already on a back lot? He thought only 1 back lot was allowed. Nobody knew about that stipulation for back lots. There was also conversation about topography and drainage. Mr. Cravenho stated that he didn't feel it was necessary to get a topo and that his son would be next door, and why would he purposely allow drainage on that property. Joel Michaud motioned to endorse the ANR with the stipulation that the lot could not be split again. Dennis Randall second. Unanimous.

8:30 p.m. – 15 River St. ANR – Sieverts

Mr. Webby presented the Anr plan for the Sieverts. They would like to split lot 43 and make Lot 43-2. They want to maintain the river frontage. Joel Michaud motioned to endorse the plan with the understanding that no further subdivision would be allowed. The board added that verbiage to the mylar. Dennis Randall second. Unanimous.

8:50 p.m. – Harvest Drive Extension

John Mathias and Joe Webby showed the Board the plan again. They are working with Conscom and are doing a site walk with them next Tuesday. They have received a report from South Shore Engineering and will respond to that at the next meeting. They asked for a continuance until September 12, 2005 at 7:15 p.m.

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8:55 p.m. – Marty’s GMC Special Permit

Mike Ruprecht explained that we didn’t have a full board and if they were asking for an approval tonight, they may want to wait. They stated they just wanted to update the Board. The lighting is still not shown on the plan. They have not yet moved the parking spaces. They will be meeting with the BOH for septic approval. They will come back before the Board on September 12, 2005 at 8:00 p.m.

9:00 p.m. – Tavares Special Permit

Mrs. Tavares explained to the board she would like to open a dog grooming business at Her home on 67 Grove St. The grooming would be done inside the house. It would not be a kennel for boarding dogs. Kristen Bruce of 59 Grove St., who lives in front of Mrs. Tavares was concerned about the chemicals and dog waste as she has 2 small children who play outdoors. She was also concerned about the wetlands. Dennis Randall wanted to know if the septic system was up to code and could it accommodate the grooming business. Joel Michaud wanted to know how many dogs a day would be groomed. Mrs. Tavares said possibly 4 dogs a day. Mrs. Tavares said there would be no chemicals used. Joel Michaud motioned to approve the Special Permit with conditions. Penny Svenson suggested getting a letter from Joe Webby saying that the septic system could accommodate the grooming business. The conditions would be:

No dogs would be kept overnight

A letter from Webby Engineering stating that the septic could accommodate the business
The Special Permit would expire with the sale of the home.

Mrs. Tavares will provide the letter from Webby before the decision is filed.

Joel Michaud motioned to approve with above conditions. Dennis Randall second. Unanimous.

9:15 p.m. - Kings Grove – Lot 32-2

Paul Kelleher, a resident of Kings Grove, wants to have the board amend the sub-division plans to not install a sidewalk in front of his house. He feels it is dangerous. He also brought pictures in to the board that showed he had not been aware that the sidewalk was on what he thought was his front yard.

Mike Ruprecht said that this is how the subdivision was approved, and the fact that he bought his home before the subdivision was complete and landscaped his yard before realizing the sidewalk was going in, would not be grounds for altering the original plan. Dennis Randall was concerned about setting a precedence for altering a subdivision plan. Joel Michaud said the purpose of the sidewalk was safety. Mr. Bott said they could do a minor modification of the plan. But it would require a new hearing. Joe Kelleher, the applicants cousin and selectman, said that there was a blind spot at the cul-de-sac. And it was dangerous. Dennis Randall thought it would be a good idea to go out and look at the proposed sidewalk. Mike Ruprecht stated that he would not vote in favor of this proposal, and Susan Farrell said that this was a state recommendation to have a sidewalk put in at this juncture of the cul-de-sac and the town could be held liable if there was an

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accident there. The Board said they would try to get out to visit the site before August 22nd meeting. Dennis Randall felt the developer should be contacted if there was any changes made to the original plan. Other members felt he would welcome a change like this, as it would save him money. Paul Kelleher said that they were scheduled to put the sidewalk in soon, so he hoped the board would get out there soon. Mike Ruprecht said that the Rules and Regs for subdivisions suggest this type of sidewalk in a subdivision and didn't think it was a good idea to change the rules now.

9:40 p.m. – Chapter 91 Waterway License - Guidoboni

Mark Guidoboni of 9 Orchard Lane is seeking a license to construct a walkway, ramp, float system and a float for his property. Paul Brogan of Seacoast Engineering forwarded the application to the Board for signature that they have seen the plan. The public comment period will open after the license has been submitted. The Board signed the notification form.

9:50 p.m. – Special Permit Application Form

Town Clerk would like to change the Special Permit Application to only require 1 copy of the application, so as to prevent inaccuracies on duplicate copies. She would like to have the original and make copies for the Planning Board from that one copy. Tom Bott would like it changed to 2 copies, as he also would like an original. The secretary will change the form to 2 copies that are required and bring it to MaryLou for comments.

Thomas Bott noted that he would be on vacation from August 22, 2005 until August 29, 2005.

10:00 p.m. – The meeting adjourned.