



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

PLANNING BOARD December 13, 2004
Planning Board Meeting Minutes

Members Present: Thomas Bouchard, Mike Ruprecht, Susan Farrell, Ed King. Thomas Bott was not present.

7:10 p.m. - Meeting opened

The Board read the minutes of November 22, 2004. Mr. King added the sentence regarding the errors from the audit -“2 for \$10.00 and one for \$100.00, in balancing the Planning Board books for over a 25 year period”. The Board accepted the minutes with this change, 4-0-0

7:15 p.m. – ANR Evergreen St. - Stefani

Russ Stefani returned with his ANR plan with only 2 lots this time, in the R-20 district. They have the required frontage of 100 ft., and more than enough upland. Mr. Stefani came back with what the Board asked and motioned to approve the plan and waived the fee as it was paid for on a previous plan. Mr. Ruprecht second. Unanimous.
4-0-0.

7:20 p.m. – The Board discussed Thomas Bott’s palm pilot owned by the Town. Mr. Bouchard stated that the board had paid for it before, and that the planner uses the palm pilot regularly for scheduling town business. The Board approved payment for replacing the palm pilot – 4-0-0

7:40 p.m. – Joel Michaud arrived

7:45 p.m. – Cobblestone Subdivision

Mr. King waived reading the hearing notice. Jack O’Leary of Merrill Assoc. and Attorney Bob Galvin representing A.W. Perry. They are proposing a 5-lot subdivision. The issues with Conscom have been addressed and corrected. The Water Dept. had some issues with the placement of the Water main for the development. The developer explained they would move the water line to coincide with the Water Dept. wishes to have it situated on Pembroke St. Conscom also wants to have conservation trails in the development. A.W. Perry does not want to commit to that at this time. They may want to have a license agreement to access the property, which has an easement on it. Mr. King was concerned about the possibility of subdividing one of more of the lots. Mr. Galvin stated that this can be made a condition of approval, that the developer would have to come back under subdivision control, before the board for any further dividing of the lots. Mr. King mentioned that an ANR plan would not necessarily require approval from the board. Mr. Galvin stated that this also could be made part of the condition. Mr. O’Leary said that

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the board could impose a restriction on the 2nd lot. Mr. King wants input from the highway dept. the developer would like to get approval now, but may not develop the property immediately. Mr. O'Leary said that Tipper Transportation has a pending project and once the project begins, no changes can be made for 5 years. Mr. King suggested they work with conservation and the highway dept. and come back in a few weeks. Mr. Galvin stated that the proposed easements could be a benefit to the town, as long as it doesn't hurt A.W. Perry. Mr. King asked about the August 26th memo from Tibbetts Engineering, and asked if all issues had been resolved. Mr. King motioned to continue the hearing until December 27, 2004 at 7:15 p.m. Mr. Ruprecht second. Unanimous.

The Board motioned to close the meeting at 8:15 p.m.