



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

**PLANNING BOARD January 26, 2004**  
**Planning Board Meeting Minutes**  
**Approved**

Members Present: Mike Ruprecht, Susan Farrell, Jim Colman, Tom Bouchard, Thomas Bott,  
Town Planner

**7:06 p.m.– Meeting Called to Order**

Board reviewed minutes of January 12, 2004 minutes. Mr. Ruprecht moved to approve the minutes with some changes. Ms. Farrell 2<sup>nd</sup>. Four approved. Vote unanimous.

Mr. Colman read the hearing for Bearses Farm. Dan Orwig has requested a continuance until March 8, 2004 at 7:15 p.m. Mr. Colman motioned to continue hearing. Mr Ruprecht second. Vote unanimous.

**7:20 p.m. – Arrowsmith ANR**

Mr. Arrowsmith's son represented him. They want to divide a lot to be determined by access to the bog. They are cranberry growers. Mr. Bott explained that the Board generally has a problem with lots that have that many twists and turns. Mr. Arrowsmith Jr. said that they have plenty of road footage and that it was presented to Webby. They are trying to keep the barn accessible to the bogs. The board would like to see bounds put on the plan. Mr. Ruprecht said that the problem with such an irregular lot line, would be if they ever sold the property, as the town doesn't generally like irregular lot lines. Mr. Butt suggested that we hold the mylar here, til the bounds are on the plan. There should be six bounds added. Joe Webby will add them. Mr. Butt said that he will hold the mylar til after plans come in with bounds. Mr. Ruprecht motioned to endorse plans with 6 bounds. Mr. Bouchard second. Unanimous.

**7:30 p.m. – Mr. Trawinski – Special Permit**

Mr. Bouchard read the Special permit hearing for Mr. Trawinski. Mr. Trawinski wants to divide a non-conforming lot into 2 non-conforming lots. The property is located at 8 and 8A Wharf Lane. Mr. Trawinski wants to explain that the plan he brought in was different than what he has decided to do now. He realized after the fact that he would probably not be approved for what he was originally suggesting. Instead, he decided to add 480 sq. ft. for a master bedroom. He realized after the fact that he would probably not be approved for what he was originally suggesting. Instead, he decided to add 480 sq. ft. for a master bedroom. He realized that he wouldn't meet the set-back requirements. He decided not to postpone his hearing because he realized that abutters would be here. He proposed adding on top of the house. Mr. Bouchard said he still didn't have enough footage for what he plans to do. Some abutters were present. Mr. Fitzgerald an abutter brought in another plan. Mr. Bott read two letters from abutters that were

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sent in. Mr. Chester Little of 5 Wharf Lane, and Beth Litchfield of 4 Wharf Lane. Elizabeth White of 14 Oak Street is not an abutter, but is concerned about increased problems with homes being built too close together. She thinks it's very dangerous and also is worried about fires. Mr. Colman motioned to close the public hearing. Mr. Bouchard second. Mr. Ruprecht motioned to deny the Special Permit. Mr. Colman second the motion based on not enough frontage. Ms. Farrell motioned to deny the special permit for fear of fires being the reason. Mr. Ruprecht said it's too far removed from the by-laws. The Special Permit was denied unanimously.

### **7:45 p.m. – Ryans Way – Conceptual Plan**

Brian Wallace presented his plan to the board. Jeff Stearns of Allan and Majors were also present. They explained the plan is off Wapping Road in the R-40 District. They presented 3 options for the board to consider. One was a conventional design with more open space, one was 32 units on 16 – 1 acre, one was a Rodeo with 31 units. Mr. Colman asked if this backed up to Newcomb Mills. Mr. Wallace said it does. Mr. Colman asked for comments from the board. Mr. Colman preferred the second option. . Mr. Bouchard asked how many acres were there. Brian Wallace said 16.67 acres. Ms. Farrell asked what was the distance pulling out onto Rt. 106. Also if he was expecting density bonuses for 31 units? Would any be affordable. Option 4 could be 20% affordable. Mr. Wallace said that could be another option. Pine asked if this was across from Carters Bogs. That Open Space is trying to connect the Carter and Hathaway properties. Mr. Colman suggested they go back to the drawing board with the ideas the Board gave them. They need to talk to the Police and Fire Dept. about safety issues. They will come back at a later date.

8: p.m. – Mr. Bott explained the by-laws for the Town Meeting.

Meeting adjourned at 8:27 p.m.