



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

PLANNING BOARD June 13, 2005
Planning Board Meeting Minutes

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

7:07 Meeting Opened

7:09 – ANR MacFarlane Farms Lot 32 (formerly Lot 46)

Mr. Vautrinot presented an ANR plan for Lot 32 of MacFarlane Farms. The intention is to straighten out the lot line. Mr. Michaud motioned to endorse the plan as presented. Ms. Farrell second. Unanimous.

7:15 p.m. – ANR MacFarlane Farms – Lot 43

Mr. Vautrinot presented an ANR plan for Lot 43 of MacFarland Farms. He explained the history of the lots. Originally they had put 3 lots together to make 1 lot, to build a house. Owner does not want the drainage easement as part of his lot. He wants to revert the lots back to 3 lots – Lots 44, 45, 46. One he will sell, and one is not build able because of the drainage easement and vernal pool. There are also some conservation issues as it is not outside the 100ft. required. The Board motioned to endorse the plan with the addition to the mylar stating that Lot 45 was not a buildable lot. Mr. Michaud motioned to endorse the plan with the addition to the mylar. Ms. Farrell second. 4-0-0. The Board signed the mylar. Mr. Vautrinot will bring back copies of the mylar.

7:30 p.m. – Marty's GMC Special Permit

Mr. Kraus requested a continuance because not all members were present for the Special Permit. The Board motioned to continue the hearing until June 27, 2005 at 7:30 p.m.

7:35 p.m. – Lot Release for Model Home 46C at MacFarlane Farms

Randy Burns of Chilton Development is seeking a lot release for lot 46C - a model home. Mr. Bern has a lot release form and the questions are will the Board require a bond, if they decide to release the model lot. Mr. Berns explained that the paving was 300 ft. beyond the driveway to the lot line. Ms. Farrell said that they first would need an inspection of the paving to ensure it was sufficient. Secondly, it would be stated the model lot cannot be sold until the property was conveyed. The Board signed the release form.

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7:45 p.m. – 71 Evergreen St. – Site Plan Approval

Rick Grady presented the plan for 71 Evergreen St. They are proposing razing the existing building and add an office and an apartment within the footprint of the existing building, except bumping out the building in the back. There is presently a tenant in the building behind the marble headstone office in the front of the building. It is an allowed use for Town Center District. They plan on using it as an engineering office. The lot is 25k sq. ft. There would be 1600 sq. ft. of office space, and one apartment upstairs. There would be 10 parking spaces, and 1 handicap space. A 20 ft. wide driveway, and the door would remain in the back corner. They would be on Town sewer and water. They are proposing a catch basin and an infiltration basin. They did have delineation for the resource area, but another builder in error removed the flags. They will get that straightened out. They are requesting 4 waivers: 1) Parking spaces 2) driveway width 3) size of parking lot entrance 4) curbing height 5) pavement cross slope. Ms. Farrell asked if they have plans for a dumpster, and if so, how would the driveway accommodate that size truck and effect parking. Mr. Grady said the trash would be picked up on off hours. Mr. Randall asked about enough parking, Mr. Grady said there would still be enough parking. Ms. Farrell asked if because of the wetlands, they may have to make the building smaller. Mr. Grady said he was aware that was a possibility. Mr. Ruprecht wants Mr. Grady to speak to the fire dept and make sure they would have access to the apartment in back. Mr. Grady said he would like to come back before the board in 4-6 weeks, after going to Conscom and the Fire Dept., and he would have a better idea of the issues remaining. Mr. Ruprecht wanted to know about signage. They would have a simple wall mounted sign. Mr. Bott said that most of the issues are Concom issues and it might be best to have an engineer look at this plan in relation to the Consocm issues also. Mr. Grady will come back before the Board on July 25, 2005 at 7:20 p.m.

8:05 p.m. – Arbor Hills – Additional Lots

Rob Lally came before the board requesting 2 additional lots. The original Special Permit approved 54 lots. They would like to get ideas from the Board on how they could move forward on this plan. They would like to have a minor modification to their original Special Permit. Ms. Farrell wanted to know how it would look visually from the street, and Mr. Lally said they would do some landscaping. Mr. Bott spoke about his concerns from his notes to the Board. He suggested some affordable housing and/or an additional contribution to the Senior Center. Mr. Lally said it was not favorable monetarily for affordable housing. Ms. Farrell asked about building a duplex. Mr. Lally said the lots were already laid out, they did not want to change the deed, and without having the homes stand out, it would be pricey to change the floor plans, and maintain the look of Arbor Hills. Not sure residents would like this, as they were originally told it was a PRDS. Mr. Michaud suggested downgrading some appliances, flooring and countertops to have the outside fit into the design, but the outside being different. Mr. Lally said it was not possible to do this without major design changes. They would however consider making a contribution to Habitat for Humanity, or contribution to an affordable housing project in town. Mr. Ruprecht and Mr. Randall both agreed that a contribution would be a better idea in this case. Mr. Randall said it would not be practical to put affordable housing in now. Mr. Ruprecht said to do some homework on the issue, and come back before the board. Mr. Bott said that he thinks it

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would have to be advertised again, for a Special Permit. In this case it would not be a minor modification.

8:35 p.m. – Ryan’s Way

Matt Dacey, new owner of Ryan’s Way, wants to do a minor modification to the Subdivision Plan. Instead of 2 affordable units – one onsite, one offsite, he’s requesting 3 offsite affordable units. He may try to find duplexes or 2-families that are in need of repair. Mr. Ruprecht wanted to know how it would be controlled. Mr. Dacey said it was covered under the approval. Ms. Svenson asked how many units would be permitted before the 3rd affordable unit would be built? Mr. Ruprecht said that they could hold the 3rd for the last unit. 8 regular units permitted– 2 affordable units. When they reach 13 units – then 3rd affordable unit should be built. Another option Mr. Dacey brought up was if the Town wanted him to make a donation to Habitat for Humanity, he’d build the unit. Mr. Bott said we would need another hearing for this also. It would not be considered a minor modification.

8:50 p.m. – Cell Tower – 461 Elm St.

Mr. Bott talked about the site plan review for a Nextel communications at the 461 Elm St. cell tower location. The plan will go before the ZBA, and Mr. Bott will recommend the site for Nextel, upon the boards ok. They will be back in 2 weeks before the Planning Board for a Site Plan Review.

9:00 p.m. – Tucson Tacos

Mike Lynch passed out a plan for the board to look at for his outdoor Tiki Bar. The Police and Fire Dept. have signed off on the plan. The Board of Health meeting tonight went well. They want to come out to the site and look at what he has suggested. He spoke about his handicapped parking spaces. Mr. McKee feels that they are more than ample. Although they may not have direct access to the deck. Mr. Randall doesn’t like the idea of having a restaurant in a back alley of a strip mall. He doesn’t think it helps Kingston’s image. Mr. Randall thinks it looks shoddy. Mr. Lynch said he didn’t think it would look shoddy. His restaurant has a fine reputation and he would do nothing that would look shoddy. He is using high quality fencing and taking care that logistical problems would not be an issue. He feels he has plenty of space to do this because of the design of the back of the building. He can control how many people are in the restaurant because there will be no egress from the back. Everyone must come in the front door to go to the Tiki bar. Mr. Randall brought up the handicapped parking. With the proposed plan, handicap parking could not be used, unless patrons walked around the building to come in the front door. This is not honoring what handicap parking was intended for. Mr. Lynch would look into this. He would contact the ADA and find a solution. The Board suggested Mr. Bott also contact Town Counsel/and the ADA. The discussion continued - deliveries would take place before the restaurant opened. Any trucks that come after 11:30 a.m. are turned away. Mr. Lynch will come back June 27, 2005 at 7:30 p.m. to discuss these and other items.

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9:45 p.m. – The Board signed the Departmental Bills and approved May 9 and May 23, 2005 Planning Board Minutes. Mr. Bott would like to attend a planning conference. The Board approved the cost.

The Board signed the ANR plans.

10:00 p.m. The Meeting adjourned