



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

PLANNING BOARD June 14, 2004
Planning Board Meeting Minutes

Members Present: Mike Ruprecht, Susan Farrell, Tom Bouchard, Penny Svenson, Ed King, Joel Michaud

7:10 p.m. – Meeting opened

The Board reviewed the Planning Board minutes from May 24th. The Board approved minutes with a minor change.

7:12 p.m. - L. Knife and Sons

Mr. Sullivan showed the Option D landscaping plan, as was requested by the Planning Board. There was a change of the variety of plantings, i.e. L. Knife has proposed using arbor varia evergreens, which grow faster. They proposed putting them in the residential area with a 3 ft. berm. They will also install a 6 ft. stockade fence. Mr. Bouchard suggested getting opinions from Paul Armstrong, as the Board did not get a chance to review the revised plans until the meeting. Mr. King moved to continue the meeting until June 28, 2004 at 7 p.m. Mr. Ruprecht second.

8:00 p.m. – Stoneybrook Falls

Mr. Conant explained some adjustments that were being made to the parking area. Mr. Harris from Gale Assoc. was also present to explain the current plan. They want to move 2 of the buildings and shift the parking lot accordingly. Mr. Conant explained that he has been dealing with the ConCom in regards to the River Protection Act and the Wetlands. They want to add three additional units, and are requesting a variance for a 20 ft. setback, instead of a 50 ft. setback. There were issues brought up about the stacking lanes by Joel Michaud and Tom Bouchard, and Jon Alberghini had issues in regards to height restrictions of the buildings. Mr. Conant stated that he already met with Dave McKee and that he was satisfied that the ladders could reach the heights of the buildings. Mr. Bouchard asked Dave Varga to look into these issues, including the stacking lanes on Maple St. Mr. Bouchard feels that although Mr. Conant claims it can be done, Mr. Bouchard doesn't feel it can be. Mr. Conant gave an overview of the project from the beginning, and explained how much money and time it has cost him. Kevin Sullivan, an abutter said that they are asking for 3 additional units for profit. Tim Shea of Foster Lane wanted to see if there was a drainage plan. He would like to see some fencing, as he will have 190 new neighbors. There also will be a lot more traffic. Mr. Bouchard said that the board would consider the fencing. Mr. King said he would approve the 3 units with a shift of the building. If they just added one unit, they would not need a variance from the ZBA. Mr. Conant withdrew his petition for the variance, as he did not want to go back to the ZBA again. Mr. King suggested Mr. Conant work out the situation with the neighbors. Mr. Conant asked if he needed

Planning Board Meeting Minutes June 14, 2004

to put up an 8 ft. chain link fence. Joel Michaud said that the stacking lanes wouldn't work. Mr. Conant stated this was a proposition, it doesn't have to happen. Mr. King continued the hearing until June 28, 2004, at 7:15 p.m. Mr. Ruprecht second. Mr. Conant commented that if he can't get approval at that meeting, it would not be economical for him to continue. Mr. Bouchard reiterated what the issues were that needed to be addressed. Drop the front house, drainage issue, fencing, and the stacking lanes. Dave Varga of BSC Group will work with Mr. Conant with these issues.

8: 30 p.m. – Erin's Path Extension

Joel Michaud recused himself, as the petitioners are his relatives. Dana Dupree discussed right of way. He is looking for some concessions to grant a right of way to town owned parcel. He has worked on the right of way for 3 months. The easement is for Town of Kingston registered vehicles only. It has many restrictions written into it. He will drop off the written easement for review by Town Administrator and building inspector. Mr. King said that if Town Counsel approves it, then it's fine. Mr. King moved to continue the hearing until June 28th at 7:45 p.m. Mr. Bouchard second. Mr. Duperre handed out 5 copies of the proposed Deed of Easement.

9:00 p.m. – Copperwood Realty Maple Street

Chris Ianuzzi of GAF Engineering explained the plan to the Board. Present were Paul Nears and Sonny Sorrels. They would like to construct a 24-unit townhouse development on 6.09 acres of land at the Bates Farm on Foster Lane. The wetlands have been delineated and they will do moderate landscaping. They want to create a cul-de-sac to create 200 ft. of frontage. They are requesting no variances. They said they have ample setbacks. They have 50 ft. set backs in the front, rear and sides. It will be age restricted to 55, each unit will be approximately an 1800 sq. ft unit with a garage underneath and private driveways. They will be 7 groupings of 4 units each. They will have 66 parking spaces. They will be connected municipally to the water and sewer. There is no on-site sewerage, a closed drainage system, an open detention basin to capture run-off. They are proposing a few low-income units. Mr. King wants to know if they have a legal rite to access the property on Bradford Rd. Mr. Kraus said they would research the access issue. Mr. Armando wants to know about elevations and the right of way on Bradford St. Kevin Sullivan said that his house faces Bradford Rd. He felt it was a public road, because the Highway Dept. plows it and maintains it. Peter Beard of 109 Summer St. had questions about wetlands. Jennifer Hicks of 99 Summer St. said there is too much traffic now, and with Stoneybrook and Copperwood there would be 250 new people access Summer St. She said people are selling their houses now on Summer St. because of the sewer and the congestion of the neighborhood. Bob Smith of 2 Foster Lane is also opposed to the development for the same reasons. Kevin Sullivan said there is a lot of clay in the proposed area. Mr. Bouchard said that they need to check with the Town Clerk to find out the status of Bradford Rd. Mr. King motioned to continue until July 12th at 7 p.m. Mr. Ruprecht second.

Planning Board Meeting Minutes June 14, 2004

9:20 p.m. – Ryan’s Way

Mr. Kraus explained the project at 133-135 Wapping Road. They are proposing 14 lots on 17.6 acres. They have submitted an ANRAD to Conscom and the area has been delineated. There is a man made pond on the property. They are proposing 2500 sq. ft. dwellings on 40,000 sq. ft. lots. They will have a boulevard type entrance that will be 60 ft. wide and 20ft. access road on both sides. It will have slope granite curbing and under road utilities. There were comments from Tibbetts Engineering, and Mr. King suggested letting the engineers handle those issues. Pine DuBois had some storm water questions. Tim Dalia would like to see sidewalks to connect the other subdivisions in the area, McFarland Farms and Newcomb’s Mills. He would also like to see berms to cover the backyards that are exposed to Rt. 106, as some of the houses will back up to Rt. 106. Susan was wondering about buffers, to prevent noise. Arlene Yeaple of 127 Wapping Rd. has 20 acres near the proposed site and has water drainage problems now, and she has lost dikes and a bridge from the existing sub-divisions, and said this will only make things worse. Mr. Bouchard said the engineers would work through these issues. The Town is using Tibbetts Engineering, who will work with Allen and Majors Assoc. Mr. King moved to continue the hearing until July 12, 2004 at 7:15 p.m. Mr. Ruprecht second.

9:45 p.m. - Mr. Bouchard motioned to close the meeting. Mr. Ruprecht second.