



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

PLANNING BOARD June 27, 2005
Planning Board Meeting Minutes

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

7:05 Meeting Opened

The board reviewed the meeting minutes of June 13, 2005. The Board approved the minutes with minor changes.

Mr. Bott updated the Board on the Indian Pond Estates outstanding issues. No new information at this point. The Fire Chief said they seem to be making progress. Lt. Kelley wasn't aware of any changes.

L. Knife has requested a refund from their engineering account. There is \$46.21 returned. Mr. Bott explained that the treasurer would prefer to disperse the funds, being that it is such a small amount to keep track of. Ms. Farrell motioned to release the funds. Mr. Ruprecht second. Mr. Randall felt it was a bad precedent to set, considering the circumstances surrounding the project and ongoing litigation. Ms. Farrell said she didn't feel it would have an impact. They can't use the money to pay a bill with it, as it's such a small amount. The Board voted to release the \$46.21. 2-0-1.

Mr. Bott updated the Board on Kings Grove and their sediment problems. He explained that the Bond would remain in place.

Mr. Ruprecht asked if we are going to write a letter to Mr. Tonsberg or his attorney, Mr. Fleming, regarding progress that is being made towards the emergency access gate and the lighting issues. Mr. Bott said he would be writing a letter.

7:20 p.m. – P A Landers

Ed Angley, and Brett Keeling and Dick Schneider of RKG, an economic development and planning company, met with the Board to discuss various conceptual plans for 38 acres on the Plymouth and Kingston town line, owned by PA Landers. They have come before the Board to see how the Board feels about their conceptual plans. It is R-80 zoned and also is in the water overlay district. They said it was not a great place for a subdivision, and they are trying to come up with ideas for the land. They want to give the Town 14 acres, and they want to buy 14 acres. They said everything surrounding the property is either industrial or commercially zoned. They presented 4 build out options for the property. A single family development of 17 houses, 60 40B units, commercial option, and an industrial option, mainly an expansion of the Independence

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Mall, the last 2 which would generate revenue for the Town. There would also need to be zoning changes from R-80 to Industrial or Commercial for these last two options. Mr. Ruprecht wanted to know if they had spoken to the Selectman. Ed Angley said they had, and the Selectman were open to the idea. Ms. Svenson wanted to know if they had spoken to the Mall about the possibility of expansion. Ed Angley said there have been no formal talks, but it has been mentioned to them. Mr. Ruprecht said that there were 2 members not available tonight, and Ed may want to come back and talk to the board again.

7:50 p.m. – Stone Meadow Farm

Susan Farrell read the notice for Stone Meadow Farm. The applicant requested a continuance, as there was not a full Board. The Board motioned to continue the hearing until August 8, 2005 at 7:15 p.m.

7:55 p.m. – Marty's GMC Special Permit

Mr. Rob Kraus requested a continuance for the Special Permit hearing, as there was not a full board. The Board motioned to continue the hearing until July 11, 2005 at 7:30 p.m.

8:00 p.m. – Tucson Tacos

Mr. Mike Lynch requested a continuance as there was not a full board. Mr. Lynch will come back July 11, 2005 at 7:45 p.m.

8:05 p.m. – Surf Trust – 21 Pottle St.

Mr. Casey presented the site plan with some alterations. They have changed the square footage of the retail or professional office building from 5000 sq. ft to 4000 sq.ft. They would be going before the ZBA, but need feedback from the Planning Board first. Parking may be an issue, as presently they only have 20 parking spaces. If they decided to have 2 businesses in the building, parking could be an issue. Mr. Bott would like to have an engineer look at the drainage issues. Mr. Casey stated that this had previously been done, at the time the conservation commission gave their ok on the project. It was done November 13, 2003. Ms. Farrell and Mr. Randall feel another drainage report should be done. Mr. Ruprecht said either another drainage report, or documentation that there were no drainage issues. They would like some feedback from Paul Armstrong. Mr. Randall and Ms. Farrell would like a motion that there would be a drainage report done, if none had been done before. The Board agreed.

8:20 p.m. - Attendance

Mr. Ruprecht would like to have a discussion with the Board regarding attendance of Board members. He feels members need to make more of an effort to make the meetings. He feels it is an embarrassment to the Board and the Town to have applicants held up because of attendance issues.

The Meeting adjourned at 8:30 p.m.

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