



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

PLANNING BOARD March 22, 2004
Planning Board Meeting Minutes
Approved

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

7:05 p.m. – Meeting Called to Order

Board reviewed minutes of March 8, 2004 meeting. Board approved minutes with minor changes.

7:10 p.m. – Old Commons Subdivision

Mr. Bott explained that a 40B has the ability to bypass zoning and sub-division regulations, but has to go through ZBA to approve the development,. But it has to go through the Planning Board to approve the lot. This particular development being proposed shows some possible congestion at the train station. Pine asked who owns Marion Drive. Mr. Bott thinks that the MBTA owns it, and that it's a private way.

7:20 p.m. – Kingston / Plymouth Planning Boards at Pinehills

Planning Board will meet with Plymouth Planning Board on May 3, 2004 at Pinehills.

7:30 p.m. – Napa Auto Parts

Drainage is still a question. Paul Armstrong gave conditional occupancy for wholesale items. Patrick ? introduced himself as the new engineer. Eric West said that by the next meeting they would have drainage problem solved. Jim Colman motioned to schedule the hearing to April 12, 2004 at 8 p.m.

7:35 p.m. – Arbor Hills Entrance Road

Rob Lally from Tedeschi Realty explained to the board the problem with the dividers at the entrance road to Arbor Hills. Rob feels we need to come up with an alternate plan. The Boards consensus was to remove the divider, to allow vehicles to turn around, particularly at driveway entrances, where there is less room on entranceways. The Board suggested that Rob Lally come back with three possible plans, after his engineer has a chance to look at it.

7:40 p.m. – The Pines of Kingston

The Board waived the reading of the hearing. Board voted unanimous to waive. The Pines has requested a continuance until April 12.

Planning Board Meeting Minutes March 22, 2004

7:45 p.m. – Arrowsmith

The Board signed the plans for Arrowsmith, after the engineer added six bounds at the boards request.

7:50 p.m. – the Board moved to adopt MGL Chapter 44, 53G in regards to Outside Consultants.

7:55 p.m. -

Susan Farrell read a statement in regards to the problem with discrepancies with accounting sheets and Mr. May's refund. Mr. Bott stated that part of this problem was that there was no secretary for a few years. She suggested that the records be kept in the Townhouse, and that although some people had called for an audit, she didn't feel it was necessary as the town does an audit every year anyway. She also suggested Mr. Bott and Mr. King determine the amount that is due Mr. May after the streets are accepted at Town Meeting, which is the usual time this is done.

Mr. Sapir stated that this was not the only problem with the financial records. Whether there was a secretary or not, the secretary doesn't take care of the financial records. Mr. Sapir said that this is not as parochial as it sounds. Why aren't checks from developers being deposited into the town's account for paying engineering bills? Mr. Ruprecht said he would look into this and get it resolved. The Board moved to have the financial records kept in the Townhouse, which is required by law.

Meeting adjourned at 8 p.m.