



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

PLANNING BOARD March 8, 2004
Planning Board Meeting Minutes

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

7:03 p.m. – Meeting Called to Order

7:05 p.m. - Chapel Street – Conceptual Subdivision

Mr. Vautrinot showed the plan to the Board of a small sub-division off Chapel St. of 5 lots that is 650 ft. long roadway to the middle of the cul-de-sac on the Pembroke town line. They will need a 20 ft. right of way to access Mr. Whitehead's property onto Chapel St. It has walking trails now. He is looking for comments from the Board. Mr. King would like to see the lot 5 less irregular. He doesn't like the layout. 80,000 sq. ft is all square. (WHAT)?? The lots don't look good. Mr. Voutrinot said he would go the abutters. Ms. Farrell had questions about Lot 3-33. Is that part of the sub-division. Mr. Voutrinot said yes, and that there were wetlands behind the sub-division out back. (7:10 p.m. – Mr. Bouchard arrives). Wendell Chamberlain has questions. He said this is protected property, and that it is connected to tributaries of the Jones River. It is actually 75% wetlands, and has been designated as diversally integrated. Also, a stream runs through it. It's a mass of tributaries. There are hunters that use that land. The right of way – is actually underwater. Mr. Whitehead is not a good steward of the land. That they are proposing tearing down a house and marginalizing the land. Mr. Colman said those issues need to be brought up to Concom. That this is just a conceptual plan.

7:15 p.m. – Collari Automotive Conceptual

Ms. Collari explained their plan of using part of their auto shop as a used car shop, via special permit and a business license. She is in an Industrial District, and that this was more of a selling tool and there would be no changes to the building. Mr. King said this would be easy to approve. It's on Joseph St. and it's an ideal place for this type of business. The Board agreed. Ms. Collari wanted to know what the next step would be. Mr. Bott said she has to pick up paperwork from the Town Clerk for a Special Permit.

7:20 p.m. – Bearses Farm

Mr. King read the hearing notice. The engineer for the town has not had an opportunity to review the plans and will need more time. Mr. King moved to continue the hearing until April 12, 2004 at 7:30 p.m. Unanimous.

7:25 p.m. – Pendragon Properties

Roberta Sawyer came back again and wants to add 2 – 1 bedroom apts. To her existing complex. She said she has spoken to numerous owners on Main St. and that there are plenty of two family houses on Main St. She said the Board had asked her to look into doing Affordable Housing units. She said she did that, but it was not an appropriate site for this type of project. She feels there is plenty of parking for the

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additional units, and that her current rents are between \$875 and \$900 a month. Mr. King said he is vehemently opposed to an 8-family apartment complex in the 3A Design District. Ms. Farrell said she would agree with 8 affordable units. Ms. Sawyer said they are all one bedroom. Mr. Bouchard said that the area allows 2 family homes. This is already outside what is allowed. Mr. Colman asked for comments. Mike Ruprecht said that it's already outside of what is allowed, and doesn't feel we should add any more units. It will end up being a mess. Mr. King made a motion to deny the plan. Ms. Farrell second. Unanimous.

7:30 p.m. – Stoneybrook Falls

Mr. Bott read the hearing for Stoneybrook Falls.

Mr. Conant said that he has filed an NOI with ConsCom, and Bill Harris from Gale Assoc. presented overlay maps, drainage calculations, and that they are trying to preserve as much of surrounding natural area as possible. The drainage will be behind the buildings. There will be a pump station for sewer lines. Mr. Bouchard abstained from the vote. Mr. Colman motioned to continue the hearing until April 12, 2004 at 7:40 p.m.

7:50 p.m. – Copperwood

Mr. Kraus is representing Copperwood Development. Sonny Sorelles was also present. He explained that it would be a residential 24 unit development. They are considering a 55 and over development. The units would be 1700 sq. ft. They would have off-street parking. Mr. Kraus said they will submit definitive plans at a later date.

8:30 p.m. - Sullivan Brothers

Mr. Kraus responded to the complaints of work still not done that was promised. He explained that he's not responsible for everything, and that they are just leasing the property. That they are only allowed to use 4200 sq. ft. of the space. That there is no parking within the 20ft. layout. They plan to open in 20 days, and in 90 days the plans would be ready. Mr. Kraus would like to close the hearing and the board approve the plan and give them 90 days to complete the work from the original Special Permit of February 2003. Mr. Bott stated that there were concerns about how many vehicles were parked on the median strip, where there was not supposed to be any parked cars. Mr. Bott feels that they need a new site plan. Mr. Tabazinski, an engineer representing Mr. Kraus, stated that the property is leased and the hole that was brought up is not their responsibility. Ms. Farrell has questions about the water and septic upgrade. Mr. Kraus stated that this dealership provides a service to the town of Kingston. Pine DuBois wants to know what service they provide. Mr. Kraus said in tax revenue to the town. Pine asked what that amount was. Mr. Kraus said he didn't have an exact number. Pine said she supported what Mr. Bott said about a new site plan. Mr. Bouchard feels that we need a new plan and it must show a specific number of vehicles, and the other improvements that were supposed to be done on the earlier permit. All this must be shown on a plan for the board to see. Pine wants to know if they wash cars on that site. Mr. Kraus stated that they have an area designated for detailing, but not at that particular site. She again asked if they washed the cars down there. Again, Mr. Kraus stated that there was no soap used in that area.

9:00 p. m. – Pines at Kingston

Brian Dunn of Holmgren Assoc. was present. Mr. Kraus is now representing this subdivision. There was discussion of the drainage. They said the drainage will be upgraded. There will be no bike path because of trees. They are trying to keep things as close to a natural look with trees, etc. as they can. They will be grading the lots, building retaining walls. Ms. Farrell asked about the site walk that was proposed. Mr.,

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Bott explained that that has been done. Mr. Kraus requested to close the hearing . Hearing was postponed until March 22, 2004 at 7:30 p.m.

9:30 p.m. – L.Knife

Mr. Sullivan spoke for L. Knife, and discussed the traffic concerns. He stated that he has reviewed Mike Burke's traffic study, and that this provides credible evidence that this addition will not increase truck traffic. That if the Board issued the Special Permit it would decrease the truck traffic by 5 trucks a day. He addressed the bus issue, and said that the children were dropped off in vehicles, and that when the bus pulled up to pick them up, the bus actually blocked the road so other traffic could not pull out, and provided a safety feature for the children getting on the bus. Mr. Sullivan also brought a glass crusher demo and set that up. Mike Burke spoke, and said he has reviewed everything, and does not feel that it would increase traffic at the site, and that there would be more traffic if the glass crusher were off-site. They estimated 940 trips a year, which would be 2.2 trips a day. If the glass crusher was on site, it would be a decrease of 705 trucks per year. He addressed the likelihood of the business expansion as a result of the site expansion, and Mr. Burke feels that is not likely. That they probably won't add another distributorship. Mr. Burke feels that the presentation by L.Knife was credible. He knows no reason not to accept the presentation as presented. Ms. Farrell said she would like to see a way to reduce traffic, and a guarantee that they wouldn't increase the truck volume. She doesn't feel there is anyway to ensure that it won't increase traffic. Mr. Shields said that he wants to grow his business, but doesn't feel that would increase traffic. Mr. Ruprecht said that he can't vote, but has questions. He said he applauds a local business and that they do pay taxes to the town, but we still have a neighborhood to consider. Mr. King asked about the water departments concerns and fire protection. Mr. Sullivan said that he can't speak about what happened or what was agreed to 15 years ago. The expansion in 1990 was 250% larger than the one proposed here. They are still working on the water and fire protection issues. Mr. Nolan wants to know if the crushing machine is moved to the other side of the building, what will take it's place. Mr. Don Nagle, who is representing the residents of the neighborhood, says that L.Knife has several hundred additional products. He said L.Knife has an industrial access to residential land. That the trucks are practically in the abutters backyards. That the Special Permit cannot be lawfully approved. That there needs to be reasonable truck access through the residential area. It is not reasonable to have trucks access that road 24 hours a day. There needs to be a reasonable buffer. There needs to be a limit to the number of trucks traveling to and from the facility. That there needs to be a clean up of misuse of Brewster Rd. There should be a restricted covenant on the road. Stacey Antonelli said there are not 14 trucks a day. Mr. Sullivan said that although Brewster Ave. is a paper street, an abutter is allowed to use it. That a lawsuit from the Town of Kingston was dismissed. Commerce is permitted on the street, and they have already conducted a noise study, and it was presented to the board as being within the noise guidelines. That L.Knife has repaved the street and put in sidewalks for the neighborhood. All the issues have been addressed. Ms. Farrell called for a close of the public hearing. Mr. Colman moved to continue the hearing until April 12, 2004 at 7:05 p.m. Ms. Farrell second. Unanimous.

Mr. King motioned to close the meeting. Bouchard second. (This part a little confusing hearing is closed decision to be made on April 12)

Meeting adjourned at 9:40 p.m.

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