



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

PLANNING BOARD May 10, 2004
Planning Board Meeting Minutes

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

7:00 p.m. – Meeting opened

The Board reviewed the minutes from April 26th. Board approved minutes with minor changes.

7:10 p.m. - L. Knife and Sons

Mr. Sullivan referenced the existing building and some of the improvements that have been made by L. Knife's original site plan of 1990. L. Knife installed a \$70,000 vortex system, which was not required by the board. They have removed tanks. He also explained the trees and the berm that were removed, and that they intended to fill all that in, and provide an extra screen for the neighborhood. He reminded the Board that the MBTA took approximately 2 acres of land from L. Knife's property. Mr. Michaud stated that the buffer zone should be in the commercial zone. Mr. Sullivan said that Elder Avenue isn't zoned. It's a paper street, and can be used for whatever it was initially intended to be used for. He said it could be used for a turn around. Mr. Armstrong disagreed. Mr. Sullivan said the 3 issues on "Option B" on the table were, the turnaround, the use of the paper street, and the improvements for the buffer and where they should be located. Mr. Bouchard said we should either keep the buffer in industrial, or bring someone else in to look at it. Kristen Nolan asked what the difference was between a public way and a private way. Mr. Sullivan said a public way was open to the public; a private way was what it was originally intended for. Mr. King wanted to make a motion, but Mr. Armstrong reminded the board that a site plan has 30 days. Stacy Antonou asked why the buffer was torn down. Mr. Sullivan said it was in the residential zone and they have an approved site plan from 1990. Mr. Bouchard said he knew L. Knife had a right, but why did they do it? Mr. Sullivan said it was to provide symmetry. Mr. Brophy added that they are putting up 40 ft. trees. The Board felt that the buffer must be placed in the industrial zone. Mr. King made a motion that the buffer must be in the industrial zone. Mr. Ruprecht second. Unanimous. The Board also stated that L. Knife can do work in the residential zone. Mr. Brophy mentioned that they need to pull out stumps. Mr. Armstrong said they are allowed to pull out the stumps. Stacy doesn't think they should be allowed to do anything. She wants to know why the board is rewarding them and thinks they should cease and desist. Ms. Farrell thinks they need to prep for the buffer zone. Joel Michaud said they can do work they want to do in the residential zone. Mr. Bott said that he had questions about how big and how wide the trees were. Can L. Knife provide that? Mr. Sullivan said absolutely they could.

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7:50 p.m. – Lot Releases - King’s Grove

Mr. Bott explained that the bond amount was \$196,000 and the engineer says it should be \$129,000. The offensive language has been removed. Mr. King moved to accept the bond amount and letter.

7:55 p.m. – Gurnett Woods – Performance Bond

Mr. May was there to receive approval for his \$7500 Performance Bond for Gurnett Woods. Mr. King motioned to release the bond. Mr. Ruprecht second. Unanimous.

8:00 p.m. – Repetitive Petition for Tringali.

Mr. Kraus asked for a continuance.

8:10 p.m. – Copperwood Development – Conceptual discussion

Mr. Kraus dropped off plans for Copperwood Development. They are requesting a Special Permit.

8:15 p.m. – Larson Road access – 40B

John Fall was there to discuss access for his 40B plan that he brought in some months ago. This time he is suggesting using Bagnell St. as an access. He has minimized his plan to 12 units, and 7,000 sq. ft. per unit. Mr. Fall explained there would be 2 affordable units for \$169,00 and 10 units for 269,000. He explained that the police dept. has said this is an improvement over the last plan for access that Mr. Fall brought in. Mr. Ruprecht would like to see something from the police chief saying that. Mr. Bouchard said that he would like to go out and look at the site. Mr. King questioned the size of the lots as being smaller than specified by Mr. Fall. Mr. Fall will be back at a later date concerning the Special Permit.

8:25 p.m.- Bearses Farm

Mr. Orwig gave the Board \$6500 for engineering fees.

Mr. Orwig itemized each of the issues of the Board and Open Space had concerns about. He stated he has met with Pine DuBois and he feels he has covered all concerns and edited his plan accordingly. These include, the septic systems being 200 ft. from the wetlands, 7 septic systems, installation of 3 monitoring wells, adding 4 catch basins and 1 manhole. He also addressed Mr. Basler’s concerns and added crowning for both driveways. Cheryl Schissel asked about the drainage and a buffer zone. Mr. Orwig said there would be a buffer zone and drainage was taken care of also. Pine thanked Dan for working with her to get Open Space issues resolved. She had other issues she wanted to bring up. She would like the well placement monitored, and also read

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at least once a year. She wanted the storm management plan monitored. She also wanted to know how much tree clearing there would be. There was also discussion between a TR-20 and a TR-55.

There was some further discussion about the Homeowners Association and what is included. Mr. King motioned to close the hearing. Mr. Ruprecht second. Unanimous. Dan will come back in two weeks, and in the meantime Mr. Bott will get the decision written with conditions and with a Homeowners Association Plan from Mr. Correa that Town Counsel can look at.

8:55 p.m. – Dunkin Donuts

Mr. Galvin addressed the board. He said that the Town of Kingston doesn't have an adopt a highway plan as Mr. King had suggested at the previous meeting, to keep litter from the shop from building up in the neighborhood.

David Kelly from Kelly Engineering addressed some of the boards concerns. First being the traffic congestion on Main St. They have moved the driveway 40 ft. up Joseph St. Second, they will have stop bars on the road and striping for more control over the street traffic. They will have an evergreen hedge 5-6 ft, high to fill in the gap between trees. Mr. King said that they should talk to the people in the neighborhood and perhaps add a stop sign. Mr. King stated that there is no reason to waste money for a traffic study. Ms. Farrell asked about a lighting plan. Mr. King moved to continue the hearing until May 24th at 7:20 p.m. Mr. Ruprecht second. Vote unanimous.

Mr. King brought up the letter from Mr. Vernazzarro and Ms. Cronin. He said that he is not aware of any money remaining in those accounts and that that remains to be determined by the Treasurer and the auditors. Mr. Bouchard stated that he would like the Board to respond to every letter that we get in regards to this situation.

9:05 p.m. – Mr. Bouchard closed the meeting.