



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

PLANNING BOARD May 9, 2005
Planning Board Meeting Minutes

Members Present: Susan Farrell, Thomas Bouchard, Michael Ruprecht, Dennis Randall, Penny Svenson, Joel Michaud, Thomas Bott.

7:07 p.m. – Meeting opened

Mr. Randall motioned to postpone reorganization of the board until Mr. Michaud arrived, which would be by 8 p.m. as he had a fundraiser to attend earlier.

7:09 – ANR – Round Hill Rd. Lot 51- and 51-4

Joe Webby discussed the property on Round Hill Rd. and has come back with a different plan. They now want to split the 2 lots, which are 9 acres. Ms. Farrell said it was better than the last plan, and Mr. Ruprecht was not happy about splitting the lot. Mr. Randall would like to see a restriction on the property, if this opens the pathway to future subdivision development. Mr. Bouchard said that the original intent for dividing a lot was for family. He does not want to see a house behind every house in Kingston. He feels the law needs to change. Mr. Guidoboni said it meets the requirements for an ANR lot, he's not asking for a back lot. He has an agreement with Mr. Thomas that only single-family homes would be built that would preclude a 40B. The deed would carry that restriction. Mr. Guidoboni said he would get the necessary language for a deed restriction. Mr. Webby will put the verbiage on the mylar and make copies for the Planning Board. Mr. Randall motioned to endorse the plan with the restriction added by Mr. Webby on the mylar. 3-0-1.

7:40 p.m. – ANR – Duggan/O'Donnell

Ms. Duggan did not attend the meeting. The Board would prefer her to attend before endorsing her ANR plan in the event they have questions. The ANR will be put on the next agenda.

7:45 p.m. – Cadenhead ANR - Gosselin

The Board heard the next phase of the ANR plan, as the owners would like to close on the property soon. Mr. Gosselin explained the ANR plan. Mr. Bouchard sees no problem. Mr. Ruprecht made a motion to endorse the plan as presented. Ms. Farrell second. 4-0-0.

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7:55 p.m. – Gone Bananas –45 Main St.- DeBenedictis

Mr. DeBenedictis presented to the Board a revised plan for Gone Bananas/Army Navy Store. Landscaping will be done and maintained by Manhasset Gardens; parking spaces were changed to 35 spaces and 4 spaces in back. They are adding lighting with mini sconces, lighting on the sign, and putting up a wooden fence. Mr. Bouchard feels that they have addressed all the concerns the board has had and asked for a motion. Ms. Farrell motioned to approve the plan as presented. Mr. Ruprecht second. 4-0-0

7:55 p.m. – Mr. Michaud arrived

8:00 p.m. – ANR Clifton Drive

Mr. Sgarzi presented an ANR plan to the Board at 46 Clifton Drive that would combine 2 lots into one lot, and would eliminate Lot 46 and showing the parcel being conveyed to the Town of Kingston. Ms. Farrell wants the applicant to go before the Conservation Commission first to look at the plan, then come back to the Planning Board to be sure this is a public benefit to the town. The Mr. Sgarzi withdrew the application and will come back at a later date.

8:10 p.m. - Indian Pond Estates Pool - Tonsberg

Mr. DeBenedictis presented the plan for the Indian Pond Country Club Pool. They have adjusted the parking to 50 spaces, moved the Cabana building and increased the drainage. Ms. Farrell is concerned about people illegally parking at the pool. Mr. Bouchard asked about membership- Mr. Tonsberg stated it was a separate membership, and owned by Indian Pond Country Club. You have to join the Country Club in order to have a membership at the Pool. Lighting was discussed and the lights are facing down, but are lit enough to see from the parking lot to The pool. They would install a 6-7 ft. aluminum fence. The pool is heated. Mr. Ruprecht wanted to discuss ongoing issues with Indian Pond that have not been resolved. Lights and the emergency gate. Mr. Tonsberg said he has sat down with the police and fire department, and they stated that the emergency access could be used for an emergency, but that they don't intend to use it. Mr. Tonsberg stated that he would give the Board a check for \$1500 to indemnify him from responsibility for the gate. Mr. Ruprecht said if the police and fire department want to get rid of the gate, then let's do that. Mr. Bott stated that there were 9 conditions of the plan. Mr. Randall said that he felt uncomfortable holding up the approval of the site plan for the pool, for the conditions of the original sub-division plan. Mr. Bouchard said to get back to the plan at hand. Mr. Tonsberg wanted to know why he was not able to choose his own engineer. He gave a check for \$2500 and was told he had to use Horsley and Witten. Mr. Bouchard said most times applicants are allowed to choose their own engineer. Pat Long was present to explain the lighting problem that still exists. The Board asked Mr. Tonsberg to show the lights on a plan and bring the plan before the board. Mr. Tonsberg said that he has already brought in a plan and that the Board has had it for a year. Mr. Bott said it was an "as built" plan. Mr. Randall suggested that the Board write every issue out and would like to make a motion to have all issues discussed at a future meeting. Mr. Bouchard motioned to reschedule the meeting with Mr. Tonsberg to May

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23, 2005 at 7:30 p.m. to discuss the gate issue, 7:35 p.m. to discuss the lighting issue, and 7:40 p.m. to discuss issues Related to the site plan.

9:00 p.m. – Special Permit – Linda Cook Accessory Housing

Linda Cook came back before the board and will not need a variance on setbacks as she has made a deal with her neighbors for a land swap. The Board would like to see concrete bounds showing lot lines to prevent future problems and to show them also on the plan. Mr. Michaud motioned to approve the Special Permit with the condition of the concrete bounds. Ms. Farrell second. The Board voted 4-0-0.

9:20 p.m. – Conceptual Plan – Duffy

Mr. Duffy would like to purchase Phil Burnham's property in Town Center on Summer Street and install a Laundromat, gas station and full service car wash. Mr. Bouchard stated that this is Town Center zoning and a car wash is not allowed. It would require going to Town Meeting and changing the zoning. Mr. Bouchard explained the signatures that would be required in order to get this on the warrant, and said it was highly unlikely that it would be voted on, but it was within his rights to try.

9:25 p.m. – King's Grove Road Conditions

Mr. Kelleher a resident of King's Grove subdivision. Is concerned about the safety of the roads for his children on bikes, etc. There is still no granite curbing. The Board motioned to have Thomas Bott send a letter to Brian Wallace in regards to Mr. Kelleher's concerns. Mr. Randall motioned to have Thomas write the letter. Mr. Ruprecht second. Unanimous.

9:30 p.m. – Planning Board Reorganization

Mr. Randall motioned to reorganize the Board. Mr. Ruprecht motioned to maintain Mr. Bouchard as the chair. Mr. Randall second. The Board feels that Mr. Bouchard is doing a very good job, and don't want to change the chairman at this time. Ms. Farrell and Mr. Michaud agreed. The Board asked Mr. Bott what the role of the clerk was. He explained that the clerk is essentially attesting that the records are accurate. Mr. Randall nominated Ms. Farrell for Planning Board Clerk. Mr. Ruprecht second. Unanimous. 6-0-0

The Board motioned to keep Mr. Ruprecht as Vice-Chairman. Ms. Farrell second. Unanimous 6-0-0

9:45 p.m. – the Board signed the plans for the Banana Royal/ Army Navy Store.

Mr. Bott explained that the funds for release to applicants for Chapel Hill have been sent back to town hall with address unknown. Mr. Bott would like to have the board approve putting that funds back in the General Fund. Mr. Randall motioned to release the funds to the General Fund. Mr. Ruprecht second. Unanimous.

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Mr. Bott presented a bill for McFarland Farms engineering costs, as the Consultants Fee was shy the amount due. The Board motioned to pay the fees out of the Planning Boards Engineering budget.

10:00 p.m. – Mr. Bouchard closed the meeting