



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

**PLANNING BOARD October 25, 2004**  
**Planning Board Meeting Minutes**

**Members Present:** Mike Ruprecht, Thomas Bouchard, Susan Farrell, Ed King

**Members of the Public:** Pine DuBois, Wendell Chamberlain of Open Space, Peter Baird; Armando Enriquez (Bradford Rd); Kevin Sullivan (Bradford Rd.)

Meeting opened at 7:05 p.m.

The Board reviewed and approved September 27, 2004 with some minor changes.  
The Board signed Department Schedule of Bills Payable

**Golden Dog Trust** – Mr. Bott went to assessors office and checked on property from the September 27, 2004 at 45-47 Summer St. He found 3 homes listed in assessors list in 1945.

**Napa Auto Parts** - Payment of Engineering bills. Eric West has sent in a check for \$1000 towards his bills, but the Board is still \$808.64 short. The Board suggested Mr. Bott not accept any more appointments for Napa Auto Parts. If we don't receive remainder of funds by Friday, Mr. Bott will send a letter to Mr. West.

**7:15 p.m. – Cobblestone Lane Subdivision Plan** – Mr. O'Leary not present. Board continued to November 8, 2004 at 7:15 p.m.

**7:15 p.m. – ANR for Newbridge Homes** –Mr. Scarzi presented plan to adjust lot lines for Map 65, Lots 44 and 45. Plan as accepted by the board. Mr. King requested 2 more bounds be added at intersection point. 2 members signed the plan, and will have plan signed by the rest when bounds are added.

**7:20 p.m. – Erin's Path** – Mr. Bott explained the situation. The Board has already approved the sub-division, but is at an impasse with easement language. Mr. Bott explained that an added buffer could be a possibility. Mr. Duperre explained that Town Counsel made changes to the easement language that was not originally there. They feel they have to look out for themselves, and cannot sign the agreement as it now reads. Mr. King stated that the sub-division is not approved, as it was contingent upon language. Mr. King said we could continue the hearing to give the applicant more time to consult with Town Counsel. Mr. Bouchard said we can't, the hearing has been already closed. Mr. Bott said that the board could wave the fees if they decide to re-apply. The Board agreed.

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### **7:25 p.m. – Status of Trails/Easements**

The Board discussed various Subdivisions and the status of trails/easements. Subdivisions discussed were Arbor hills, Tall Timbers, Trout Brook Trail, MIT Land/ Indian Pond Rd. and Bearses Farm. The Board voted to support Open Space and their request for support to complete the trails and easements as promised.

### **7:30 p.m. –Copperwood**

Mr. King read the hearing notice. The applicant requested a continuance, as we didn't have a full Board. Mr. Kraus felt it was inappropriate to open under the circumstances. The Board motioned to continue to November 8, 2004 at 7:45 p.m. Mr. Ruprecht motioned to continue. Mr. King second. Unanimous.

### **7:55 p.m. – Schedule of Engineering Bills**

Schedule A - Board voted to close to the General Fund, 50% now, 50% a year from now. Schedule B close all accounts, with a portion going to the developer, and remaining 50% transferred to General Fund now, remainder in a year. Mr. King motioned to make transfers, and Mr. Ruprecht second. 4-0-0

### **8:00 p.m. – Fred Tonsberg Correspondence**

Mr. Bott read the letter to Mr. Tonsberg regarding his sub-division approval and issues pending. Mr. Ruprecht motioned to send the letter. Mr. Farrell second.

Mr. King motioned to close the meeting. Mr. Ruprecht second.