

TOWN OF KINGSTON  
BOARD OF SELECTMEN

MINUTES  
March 7, 2006

Chairman Paul M. Gallagher opened the meeting of the Board of Selectmen held on March 7, 2006 at 7:30 p.m. in Room 200 at the Town House, 26 Evergreen Street, Kingston. Present were Vice Chairman Joseph D. Kelleher, Mark S. Beaton, Sandra D. MacFarlane and Town Administrator Kevin R. Donovan. Mr. DeMacedo was absent.

The Chairman announced the dates to note and the Open Forum. No one present requested to speak at Open Forum.

The Chairman invited Lloyd Geisinger to make his presentation to the Board regarding Thorndikes Development Company's proposal for the 106 acres of land they have under agreement with O'Donnell Realty Trust. Mr. Geisinger reported the following:

- He had made a great effort to meet with Town official and departments to provide information on his proposed 40R Development of the land
- 40R development was considered smart growth and it was an alternative that would allow the Town to take back the responsibility for affordable housing.
- Towns are entitled to a payment of \$600,000 plus \$3,000 per unit when a building permit is issued for 40R developments and that the state has funded the payments from the sale of surplus land.
- The proposed development would include 27 acres of passive open space and use a parkway road layout.
- Proposed use of the capped landfill to include a second wind tower, reconfiguration of the Transfer Station, and expansion of the sewer treatment plant.
- 40S legislation assures the Town that any increase in school costs due to the 40R development will be funded by the state. The funds for this legislation would not be available until FY 2008.
- The Town would be able to have 70% local preference for filling the homes.
- Had met with Mass Highway regarding an alterative access off of Route 3. Mass Highway was looking for representatives from the Town to join the discussion with Representative O'Brien and Senator Murray on the access issue.
- Projected a ten year build out of the 730 housing units.
- It was an expensive project and would be done first rate and 730 units would make it economically feasible.
- Projected that 730 units would add approximately 1100 people to the population figure.
- The annual estimated revenue to the town from taxes would be 2.5 million dollars.

Mr. Kelleher nominated Mr. Beaton and Kevin Donovan, Town Administrator to meet with Mass Highway on the access issue. The nomination was unanimously support by the Board.

The Board took a break at 8:35 p.m. and the meeting resumed at 8:48 p.m.

Mr. Donovan provided an overview of his Town Administrator's report. Items discussed were; FY07 Budget process with the Finance Committee, Wage & Personnel and Capital Planning scheduled to meet the Board at its next meeting, confirmation that the warrants had been posted for the Annual and Special Town Meeting, and number of communities that had responded favorably contacting their legislators regarding the lottery cap.

Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To accept the minutes of the public and executive session meetings of February 21, 2006.

The Board reviewed the recommendation of Superintendent Paul Basler for the fee schedule for the Transfer Station. Ms. MacFarlane stated that she agreed with the recommendation with the exception of the Senior rate increase and wanted to keep it at \$50.00 and pass the increase along to the large items disposal fee. Mr. Kelleher stated that he agreed with keeping the Senior rate at \$50.00. Mr. Gallagher stated that he was willing to go along with the recommendations as presented and that the rate with the increase was still a bargain.

Mr. Donovan stated that the increase in the rates as recommended would increase revenue by \$80,000.

Mr. Beaton's motion to increase the fees as recommended except the Senior fee to remain at \$50.00 was unanimously supported. The fees are as follows: Residential Sticker Fee \$130.00, Sr. Residential Fee \$50.00, replacement sticker \$5.00, C & D Disposal fee per load \$70.00, mattress disposal \$15.00.

Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To change the gate closing time at the Transfer Station to 3:45 p.m.

Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To adopt the Vehicle Use Policy as presented. (copy attached)

The Board reviewed the Finance Committee's request to appoint a committee to study Solid Waste Management. Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To take it under advisement until after the Annual Town Meeting.

Upon motion made and seconded, following a discussion and a 3 to 0 to 1 vote, it was –

VOTED: To grant the one-day all alcoholic beverages license to St. Joseph's Church for May 13, 2006, from 8 p.m. to midnight.

Mr. Beaton abstained from voting on the motion.

Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To accept the donation of \$1,000 from Wallace S. Nightingale, Jr. in the memory of his wife Mary Nightingale for the Council on Aging Building Fund.

Upon motion made and seconded, following a discussion and a 4 to 0 to 0 vote, it was –

VOTED: To adjourn at 9:10 p.m.

Respectfully submitted:

Nancy M. Howlett, Assistant to the  
Town Administrator/Board of Selectmen