

TOWN OF KINGSTON  
BOARD OF SELECTMEN

MINUTES  
March 2, 2010

Chairman Sandra D. MacFarlane opened the meeting of the Board of Selectmen held on March 2, 2010 at 6:30 p.m. in Room 208 at the Town House, 26 Evergreen Street, Kingston. Present were Vice Chairman Dennis N. Randall Richard J. Arruda, Mark S. Beaton, Paul M. Gallagher and Town Administrator Jill R. Myers.

Attorney Robert Kraus was present representing Herb Chambers. Also present was Herb Chambers, Salvatore Sachetta and Jim Zarros. Attorney Kraus stated that Mr. Chambers had an option to purchase the land owned by Waterhouse to build a Lexus dealership and was seeking to have William Gould Way opened through to Plymouth. He further stated that the opening of the way and the dealership would not adversely affect traffic in the area and the dealership would draw business into the area that was much needed. Mr. Chambers stated that Lexus wanted to locate a dealership in Plymouth between Route 44 and Route 3 and it was an ideal location.

After a lengthy discussion, the Board agreed for Ms. Myers to meet with the developer and schedule it for a subsequent Board of Selectmen's meeting at the developers request.

Upon motion made by Mr. Randall and seconded by Mr. Gallagher, following a discussion and a 4-0-0 vote, it was—

VOTED: To adjourn at 7:00 p.m. and reconvene in Room 200.

Mr. Beaton was not present for the vote.

The Chairman reconvened the meeting in Room 200 at 7:05 p.m. and announced the Open Forum. Gene Wyatt from the Recycling Committee came forward and stated that the Committee supported the request by the Superintendent Basler to obtain a cardboard compactor for the Transfer Station.

Ms. MacFarlane stated that the Board was scheduled to meet with the members of the Elementary School Committee to make a joint appointment to fill the vacancy on the Committee until the Annual Town Election. One letter of interest was received. There were only two members of the Committee present; Chris Mamakos and Scott Milbert and Mr. Mamakos stated that they had not posted the meeting and could not participate in the vote. Martie Dwyer was asked to come forward to discuss her interest in serving on the Committee. Upon motion made by Mr. Randall and seconded by Mr. Beaton, following a discussion and a 5-0-0 vote, it was—

VOTED: To appoint Martie Dwyer to fill the vacancy on the School Committee to serve until the Annual Election in April.

It was determined that Ms. Dwyer had five votes from the Board of Selectmen and the vote of the School Committee was not necessary because she received the majority of votes even without them voting.

Matt Hamilton, Chairman of the Capital Planning Committee was present to explain the recommendations of the Capital Planning Committee. He advised that the Committee was supporting a capital expenditure exclusion to fund the refurbishment of two ambulances and for the purchase of three

police cruisers for a total of \$279,000. Treasurer John LaBrache was present to give the details of the cost and benefits of the purchases using the capital expenditure exclusion and provided the Board with the language for the ballot question.

Upon motion made by Mr. Gallagher and seconded by Mr. Randall, following a discussion and a 5-0-0 vote, it was—

VOTED: To support the following ballot question.

“Shall the Town of Kingston be allowed to assess an additional \$279,000 in real estate and personal property taxes for the purposes of re-furbish/re-chassis a 2002 and 2004 ambulance for the Fire Department and to replace three patrol cars for the Police Department, for the fiscal year beginning July first, two thousand and ten.”

Mr. Hamilton discussed the remainder of the Capital Planning recommendations; replacement of a boiler and hot water heater at the Pembroke Street Fire Station, purchase of a trackless with attachments for the Highway Department, and an engineering study for Gray’s Beach to assess and design low impact development and storm water management with funding from free cash and borrowing for the Transfer Station. Upon motion made by Mr. Gallagher and seconded by Mr. Randall, following a discussion and a 4-0-1 vote, it was—

VOTED: To support the recommendations of the Capital Planning Committee as detailed above, except the Board did not support the funding for the Transfer Station.

Mr. Beaton abstained from voting.

Ms. MacFarlane stated the Ms. O’Donnell was present to discuss with the Board projected development for solar and wind energy on her property that was going to be the site of the Thorndike Development.

Mr. Beaton requested to speak on behalf of the Green Energy Committee and he moved to the podium to address the Board. He advised that the Committee supported Ms. O’Donnell in her effort to develop the property for this purpose and stated that it would be necessary to open the warrant to include her property in the expansion of the wind and solar overlay districts.

Ms. O’Donnell stated that the Town is pursuing wind energy and conducting the research necessary to identify the wind potential at the Transfer Station area. She introduced Eric Ofenburg of Terra. Mr. Ofenburg stated they were looking to place 3-5 small wind turbines and a solar array. He requested that the Board open the warrant to include the property in the wind and solar overlay districts. Members of the Board expressed their support of the endeavor which would significantly improve the excavated sand pit area. There was a discussion regarding the Planning Board hearings and Ms. O’Donnell stated she was working with the Town Planner to get the matter before the Planning Board in order to meet the deadline for the matter to be taken up at the ATM in April. Upon motion made by Mr. Beaton and seconded by Mr. Gallagher, following a discussion and a 5-0-0 vote, it was—

VOTED: To open the warrant to include the O’Donnell property in the wind and the proposed solar overlay districts.

Ms. O’Donnell asked the Board if it would send a letter of support to the public utility, NStar so that she could get an agreement in place with NStar to purchase the energy produced. Upon motion made by Mr. Gallagher and seconded by Mr. Arruda, following a discussion and a 5-0-0 vote, it was—

VOTED: to sent a letter to the NStar, Representative Calter and Senator Murray advising them of the Board's support of Ms. O'Donnell's wind and solar development.

The Board reviewed the minutes and upon motion made by Mr. Gallagher and seconded by Mr. Randall, following a discussion and a 4-0-1 vote, it was—

VOTED: To accept the minutes of the February 2, 2010 public and executive session meeting.

Ms. MacFarlane abstained from voting because she was not present at the February 2, 2010 meeting.

Upon motion made by Mr. Gallagher and seconded by Mr. Arruda, following a discussion and a 5-0-0 vote, it was—

VOTED: To accept the minutes of the February 16, 2010 public and executive session meeting,

The Board reviewed the memo regarding renaming the Solid Waste Advisory Committee and upon motion made by Mr. Randall and seconded by Mr. Gallagher, following a discussion and a 5-0-0 vote, it was—

VOTED: To rename the Solid Waste Advisory Committee; the Transfer Station Task Force.

And further;

VOTED: To set the term of appointment for one year from creation of the Committee.

Mr. Beaton stated that in view of the fact that the Senior Center was going out to bid shortly, the Board should take a look at the position of the Director and review the job description. Upon motion made by Mr. Randall and seconded by Mr. Beaton, following a discussion and a 5-0-0 vote, it was—

VOTED: For Ms. Myers to look into the staffing demands for the new Senior Center and draft a job description.

Ms. Myers advised the Board of two street acceptance articles that are proposed for the Annual Town Meeting. She stated that one for Indian Pond Estates was a petition article and the other for Ocean Hill Estates was thought to be brought forward by the Planning Board or Board of Selectmen. She further stated that the owner/developer of Ocean Hill Estates was deceased and the Town had released the bond years ago. Mr. Gallagher stated that it was the fault of the Town for releasing the bond and now it was the Town's responsibility to repair the road and accept them. Mr. Randall stated they needed to know what the expense would be for the Town to accept the roads and make the necessary repairs.

Mr. Beaton suggested that Mr. Basler come up with a cost for the repairs so that Town Meeting could make an informed decision.

The Board took a five minute break.

The Board returned to the meeting at 9:42 p.m. Upon motion made by Mr. Arruda and seconded by Mr. Beaton, following a discussion and a 3-1-1 vote, it was—

VOTED: To its intention to layout the roads in Indian Pond Estates Phase III; Ponds View Drive, Forrest Street, Meeting House Road, Autumn Lane and Hemlock Street and the roads in Ocean Hill Estates; Hillside Drive, Seaview Drive, Ocean Hill Drive, Bay Hill Road and Berry Drive, and to conduct the hearing at the March 16, 2010 meeting.

Ms. MacFarlane did not support the motion and Mr. Gallagher abstained from voting on the motion.

Ms. Myers advised that the Board needed to decide whether or not to move forward with the Local Option Hotel and Meal Tax article. Mr. Arruda stated he was reluctant to support a tax that would burden the residents. Mr. Gallagher stated he agreed with Mr. Arruda, but then suggested to wait to discuss at the next meeting.

Upon motion made by Mr. Gallagher and seconded by Mr. Beaton, following a discussion and a 5-0-0 vote, it was—

VOTED: To set the warrant.

Upon motion by Mr. Beaton made and seconded by Mr. Arruda, following a discussion and a 5-0-0 vote, it was—

VOTED: To adjourn at 9:55 p.m.

Respectfully Submitted:

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