

Town of Kingston
Senior Center Building Committee
Meeting Minutes
June 8, 2009

1. The SCBC went before the Planning Board Committee and that meeting was opened by Tom Bouchard, Chairman at 7:20 pm. in Room 200. Others present from the Planning Board were Susan Boyer, Associate Member, David Gavigan, Ron Gleason, Dennis Randall, Mike Ruprecht, and Thomas Bott, Town Planner. Members attending for the SCBC were Paul Gallagher, Chairman, Muriel Boyce, Jack Burrey, and Dave Colter. Absent were Phil Burnham and Linda Felix.
2. At the opening of the meeting, Thomas Bott, Town Planner, brought forth some matters in question on some parts of the latest Site Plan; some of which were related to: a.) a gravel walkway, b.) Brick Patio, c.) differing Garden layouts, d.) Cape Cod Berm, e.) Ballads in final plan, as well as Grinder Pumps and a Sprinkler System.
3. Paul Gallagher responded that he would like to respond to some of the above items; we have already provided for the Grinder Pump, has discussed with the Fire Chief the subject of the Sprinkler System being incorporated in the latest plans and will be in its own separate room, and continued with comments on some of the other minor matters mentioned by Tom Bott.
4. Tom Bouchard brought up the matter of the Gravel Walkway and it was added by Ron Gleason it would be used rarely and the building is too near the wetlands to not have that walkway porous. Mike Ruprecht and Tom Bott mentioned that if we would not be using it hardly at all to get in and out of the building then why don't we do away with it all together.
5. Ron Gleason further mentioned that the Conservation Committee insisted on the Gravel Walkway even though it would only be used to get to the back of the building, again because of the surrounding wetlands, and even then hardly ever. This walkway would also be 'heated' so there would be no freezing of any water on the surface in the winter.
6. At this point, Paul Gallagher interjected that we firmly believe that this walkway will not be used to any degree but the SCBC will look into the matter of

the use of gravel here with the Conservation Commission and report back to the Planning Board. Mike Ruprecht agreed with the possible solution Paul was stating regarding the above.

7. The subject of sewer hookup came up between Tom Bott, Tom Bouchard and Mike Ruprecht and it was stated by Paul Gallagher that strictly Highway and Animal Control have signed off that we will be tied into the sewer lines already in place for both of them.

8. At this time, a **Motion** was made by Tom Bouchard and **seconded** by Dave Gavigan to approve the Site Plan before them **and it was approved and unanimously Voted.**

9. At this time, 7:35 pm. , the members of the SCBC convened to Room 201 to hold their own separate meeting for discussions of where and when we go from here. At this point, Phil Burnham joined this part of tonight's meeting. Paul went on to say that if we had stayed with the prior Site Plan we would have had to enlarge the building a bit and that would have put us back to Step 1 with the Conservation Commission and we cannot afford to do that.

10. Paul went on to say that what we have done on these latest plans is to make the Pantry smaller (which is deemed to still be sufficient) and put the Sprinkler System in that so called 'closet'. The Janitor's closet is going to be smaller and strictly for storage with no sink, which can only be done if it is on an outside wall. And it was agreed that it will be suitable for the Janitor. Muriel Boyce pointed out where on the latest site plan that there was no door to the outside in a certain area and stated that one is really needed there and it was discussed and agreed to, without any change to the building itself in size. Jack Burrey commented the Sprinkler System space was also sufficient. It was mentioned that the Electrical System is still in the same place but it is not in a definite electrical room.

11. Paul mentioned that John Catlin will be looking into the placing of the staircase and making sure they are not interfering with anything else. We will also be changing some doors 'from here to there' but no change in the building itself. However, no doors can open into the Vestibule - it is a State Law - so we might have to use some of those six foot high Partitions in different areas.

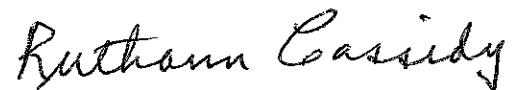
12. Dave Colter stated that we should move ahead by telling Catlin to move ahead and get the project out to Bid, and also brought out that it might be time to think more seriously about looking for someone to be named the "Clerk of the Works". It was agreed that Paul would discuss this position with Jill Myers, Town Administrator as to the perimeters used to hire someone for this position and then get back to the Committee.

13. At this point a discussion ensued regarding whether the Secretary/Dispatcher position absolutely needed to have a private office. After going back and forth on this matter between the Members, the consensus seemed to be that it wasn't totally needed for that position. A **Motion** was put forward by Paul Gallagher and **seconded** Dave Colter to accept the latest Site Plan as discussed before the Planning Board, with some minor changes if necessary, **and the Vote was 3- 2- 0.** A second **Motion** was put forth by Paul Gallagher and **seconded** by Phil Burnham to be in touch with John Catlin to move forward on his part and we will then authorize the work, review the work as partially or totally completed, and then pay bills submitted to the Committee to be approved for payment as he moves along on the building of the project and it was **unanimously so Voted.**

14. Paul mentioned here that he will be in touch with the Secretary when he is in a position to set the next meeting once he knows how soon it will be that we can get moving ahead and any other discussions needed on things mentioned above in these Minutes.

15. There being no other business to come before the meeting, a **Motion** was made by Paul Gallagher and **seconded** by Dave Colter to close the meeting, it being 8:15 pm., and it was **unanimously so Voted.**

Respectfully submitted,



Ruthann Cassidy, Secretary

att.

(Note - Minutes outstanding - April 29th, May 6th, and June 8th)

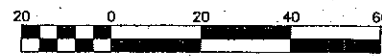
10.311 ACRES ±
(449,160 SQ. FT. ±)

ASSESSORS MAP 35 LOT 27
14.200 ACRES ±
(618,531 SQ. FT. ±)

NOTE:
THE FIRST 5 FEET FROM THE EDGE OF PAVEMENT ARE TO BE SEEDDED WITH COMMERCIAL LAWN SEED MIX. THE REMAINDER SHALL BE SEEDDED WITH NEW ENGLAND WETLAND PLANT MIX BY NEW ENGLAND WETLAND PLANTS, INC. AT THE RATE OF ONE POUND PER 1900 SQ. FT.

PLANT KEY
TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENT
MS	ACEER SACCHARUM "GREEN MOUNTAIN"	GREEN MOUNTAIN SUGAR MAPLE	4"	4	IMPORTANT SOURCE OF BROWSE AND SEEDS FOR WILDLIFE FOOD
FR	FRAXINUS AMERICANA	WHITE ASH	4"	3	PROVIDES FOOD FOR WILDLIFE
NY	NYSSA SYLVATICA	BLACK OLM	4"	2	FRUIT PROVIDES FOOD FOR WILDLIFE
LL	LARIX LARICINA	TAYLORCK	4"	2	NEEDLES AND SEED PROVIDE FOOD FOR BROWSE, HARE, DEER, AND OTHER WILDLIFE
CO	CORNUS AMOMIUM	SILKY DOGWOOD	2"	10	BULKY FRUIT IN THE FALL EATEN BY MANY ANIMALS & PROVIDES NESTING COVERS FOR BIRDS



SIGN LEGEND PROPOSED

STOP	—	⊞
HANDICAP	—	⊞

REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
3	4/6/09	ADDED BUFFER ZONES	CEE	RSR
2	3/17/09	ADD LANDSCAPING	EKW	RJR
1	02/10/09	Per BSC Group Comments	RJR	RJR

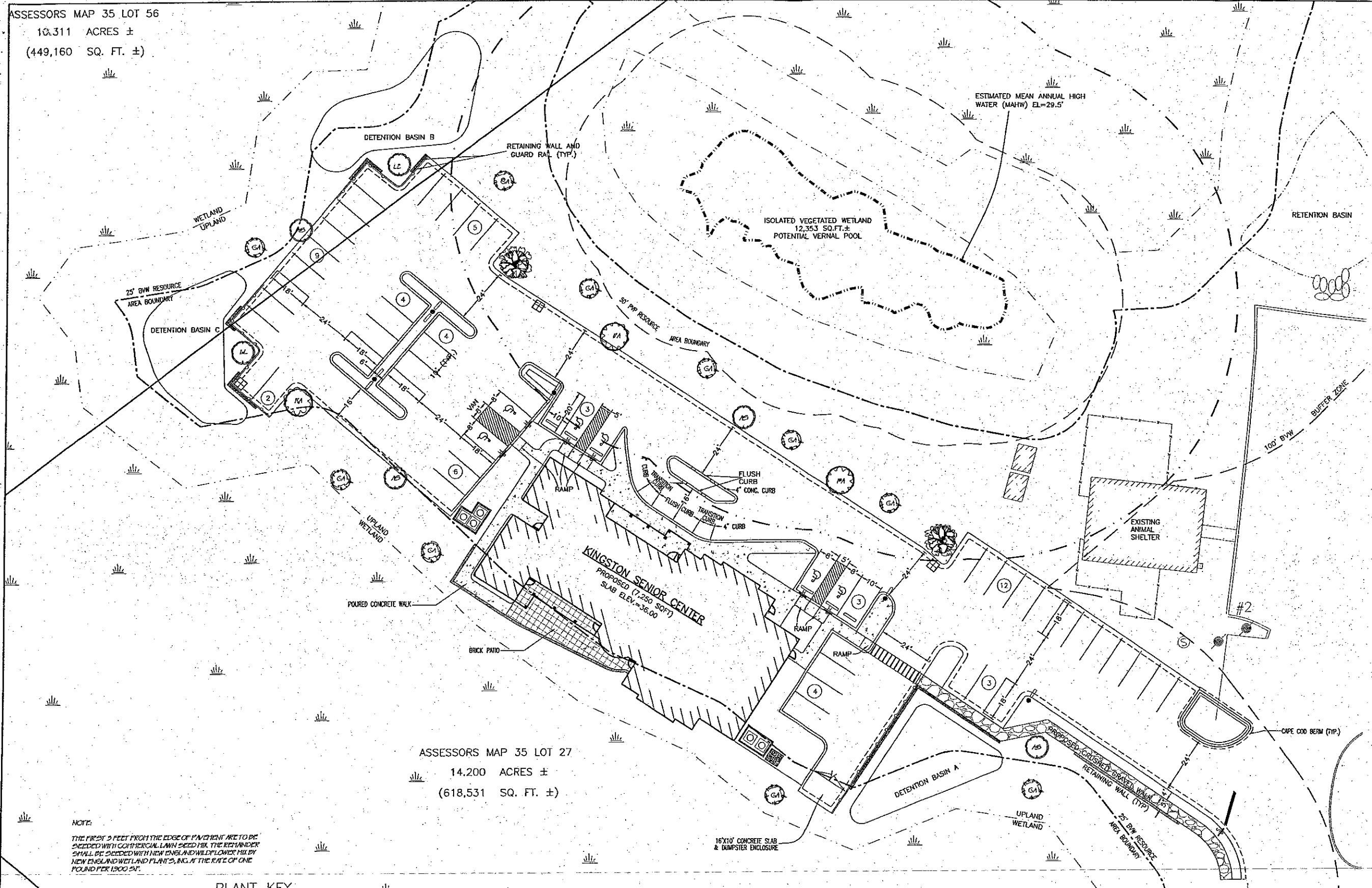
DRAWING TITLE PROPOSED LAYOUT		SCALE: AS SHOWN	
PROJECT 26 EVERGREEN STREET MAP 35 LOT 56 & MAP 35 LOT 27 KINGSTON, MASSACHUSETTS		DATE: 28 OCT. 2008	
CLIENT TOWN OF KINGSTON KINGSTON, MASSACHUSETTS		DRAWN BY: JLB	
3 4/6/09 ADDED BUFFER ZONES CEE RSR 2 3/17/09 ADD LANDSCAPING EKW RJR 1 02/10/09 Per BSC Group Comments RJR RJR		DESIGNED BY: JLB	
CIVIL ENGINEERING LAND SURVEYING FARMINGTON, MA		CHECKED BY: RJR	SHEET NO. 3
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347		APPROVED BY:	PROJECT NO.

APPROVED KINGSTON
PLANNING BOARD
JUNE 8, 2009
[Signatures]

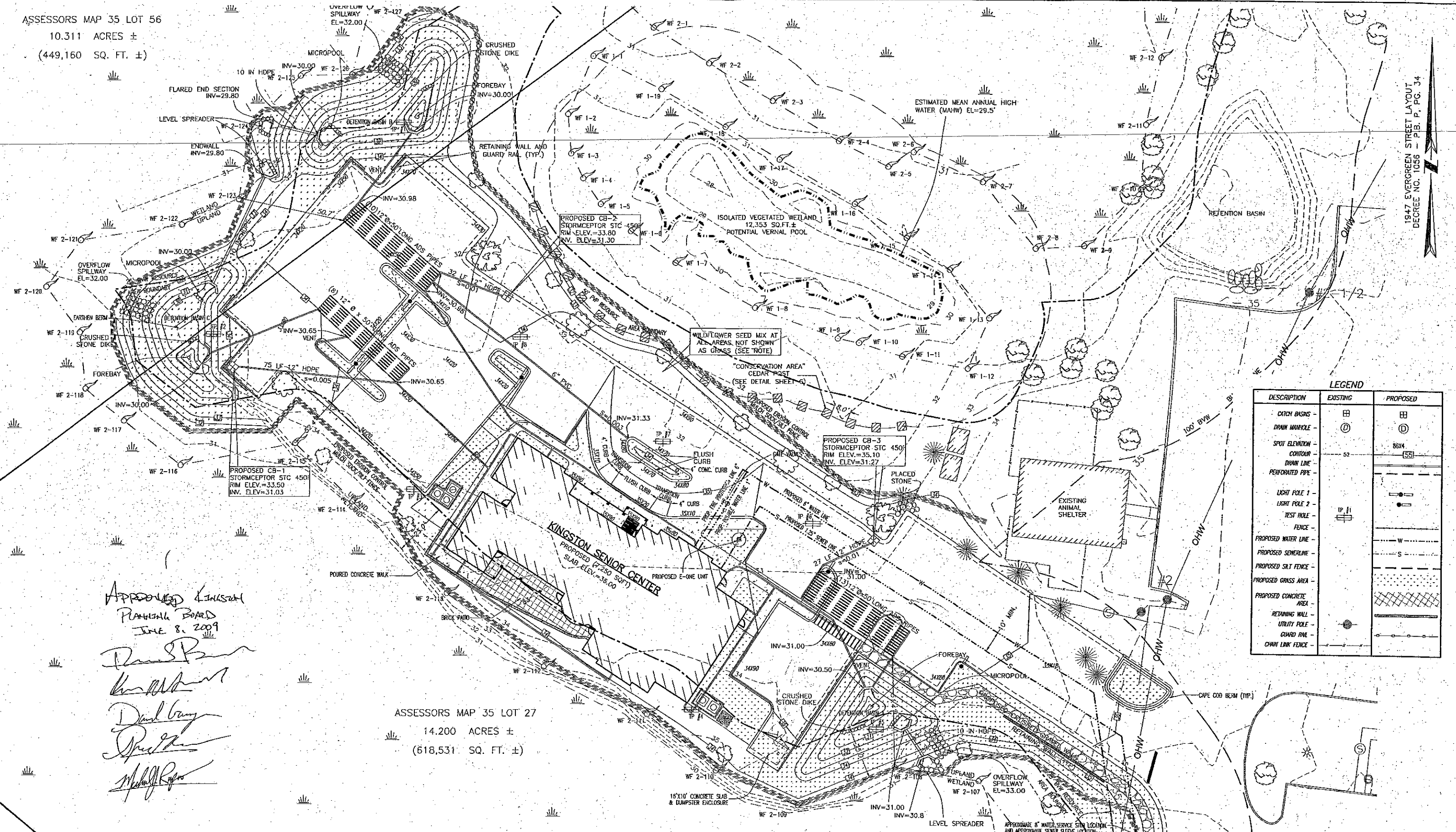
LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS	⊞	⊞
DRAIN MANHOLE	⊞	⊞
SPOT ELEVATION		86X4
CONTOUR	SZ	SS
DRAIN LINE		
LIGHT POLE 1		—
LIGHT POLE 2		—
PROPOSED WATER LINE		W
PROPOSED SEWERLINE		S
PROPOSED SILT FENCE		—
PROPOSED GRASS AREA		—
PROPOSED CONCRETE AREA		—
UTILITY POLE		—
CHAIN LINK FENCE		—

1947 EVERGREEN STREET LAYOUT
DECREE NO. 1056 - P.B. P. PG. 34



ASSESSORS MAP 35 LOT 56
 10.311 ACRES ±
 (449,160 SQ. FT. ±)

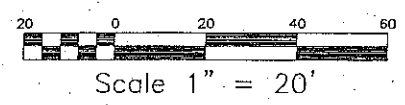


1947 EVERGREEN STREET LAYOUT
 DECREE NO. 1086 - P.B. P. PG. 34

APPROVED
 PLANNING BOARD
 JUNE 8, 2009
[Signatures]

ASSESSORS MAP 35 LOT 27
 14.200 ACRES ±
 (618,531 SQ. FT. ±)

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
CATCH BASIN	⊕	⊕
DRAIN MANHOLE	⊙	⊙
SPOT ELEVATION		86x4
CONTOUR	52	55
DRAIN LINE		---
PERFORATED PIPE		---
LIGHT POLE 1		⊙
LIGHT POLE 2		⊙
TEST HOLE		⊕
FENCE		---
PROPOSED WATER LINE		W---
PROPOSED SEWERLINE		S---
PROPOSED SILT FENCE		---
PROPOSED GRASS AREA		⊘
PROPOSED CONCRETE AREA		⊘
RETAINING WALL		---
UTILITY POLE		⊙
GUARD RAIL		---
CHAIN LINK FENCE		---



- GENERAL NOTES:
1. ALL DRAIN PIPES TO BE 12" HDPE PIPE UNLESS OTHERWISE NOTED.
 2. LIMIT OF WORK IS THE SILT FENCE LINE.
 3. STOCKPILE AREA AND DETAILS SHOWN ON PAGE 7 OF THIS SET.
 4. ENTIRE SITE IS IN FLOOD ZONE C - AREA OF MINIMAL FLOODING.
 5. UNSUITABLE SOIL TO BE REMOVED DOWN TO THE CLEAN SOIL LAYER AND REPLACED WITH CLEAN SAND IN ACCORDANCE WITH 310 CMR 15.255(3).

DRAWING TITLE		GRADING AND UTILITIES		SCALE:		AS SHOWN	
PROJECT		26 EVERGREEN STREET MAP 35 LOT 56 & MAP 35 LOT 27 KINGSTON, MASSACHUSETTS		DATE:		28 OCT. 2008	
CLIENT		TOWN OF KINGSTON KINGSTON, MASSACHUSETTS		DRAWN BY:		RMF/JLB	
REV.		DATE		DESIGNED BY:		RMF/JLB	
4		4/15/09		CHECKED BY:		RJR	
3		4/6/09		APPROVED BY:		PROJECT NO.	
2		3/17/09		CIVIL ENGINEERING		SHEET NO. 4	
1		02/10/09		LAND SURVEYING		P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0060	
				ENVIRONMENTAL		APPROVED BY:	