



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

PLANNING BOARD May 14, 2007
Planning Board Meeting Minutes

Members Present: Susan Farrell, Dennis Randall, Joel Michaud, Mike Ruprecht and Thomas Bouchard.

7:10 p.m. – Meeting opened

The board approved the minutes of March 12, 2007

Motion: Dennis Randall
Second: Susan Farrell
Vote – 5-0-0

The board approved minutes of April 23, 2007

Motion: Dennis Randall
Second: Mike Ruprecht
Vote: 4-0-0

7:15 p.m. – Joel Michaud arrives

7:15 p.m. – Appointment to Community Preservation Committee

Motion: Dennis Randall to nominate Susan Farrell to the CPC
Second: Mike Ruprecht
Vote: 5-0-0

7:20 p.m. 40R Update

Thomas Bott gave an update of the Site plan submission date and process. Discussion regarding the time line for the submission of the Site Plan. Dennis Randall didn't feel comfortable accepting a site plan until the Fall Town Meeting when Articles 16 and 17 are voted on. Thomas Bouchard stated the timeline would be discussed at the time of the submission and that waivers can be signed at that time. The board motioned to invite the developer in to discuss time line and waivers with the board. Discussion regarding Natural Heritage Endangered Species maps which were updated in October. Dennis stated he would make a motion to not accept a site plan application from the developer unless a 120-day waiver was signed, which would commence after Fall Town Meeting.

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Motion: Dennis Randall
Second: Susan Farrell
2-3-0
Motion Failed

The board motioned to invite the developer to the board meeting to discuss the time line of the application and waivers with the board.

Motion: Susan Farrell
Second: Mike Ruprecht
Vote: 3-2-0

Dennis Randall and Joel Michaud voted no to allowing the developer to come in and discuss submission.

7:30 p.m. - The Board Reorganized.

Mike Ruprecht motioned to maintain Thomas Bouchard as the Chairman.

Motion: Mike Ruprecht
Second: Susan Farrell
Vote – Unanimous

The board voted to maintain Mike Ruprecht as the Vice-Chairman

Motion: Susan Farrell
Second: Thomas Bouchard
Vote: Unanimous

Susan Farrell nominated Dennis Randall as the Clerk

Motion: Susan Farrell
Second: Mike Ruprecht
Vote: Unanimous

7:55 p.m. – Special Permit 51 Wapping Rd. - Cushman

Mike Ruprecht recused himself as he is related to an abutter. Mr. Kelleher spoke for the applicant. Toni Cushman has applied for a Special Permit to run a jewelry business out of a shed on her property at 51 Wapping Rd. Mr. Armstrong has stated that using an accessory building as part of a home occupation is allowable and that parking is permitted provided it is not closer than 20 ft. to the street, which it is not. The board suggested keep the signage to 3 sq. ft., plus obtain a

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sign permit from the Building Inspector, and all other conditions of the home occupation by-law 4.4.3.6. a-f would apply.

Motion to close the public hearing – Dennis Randall

Second: Susan Farrell

Vote: 4-0-1

Motion to Grant Special Permit with above conditions– Dennis Randall

Second: Joel Michaud

Vote – 4-0-1

8:05 p.m. – Special Permit 132 Indian Pond Rd. - Beardsley

Sandra Beardsley was present for her home occupation for massage therapy. The business is only occupying 21% of the living space and is on top of the garage. The board motioned to approve the Special Permit with the following conditions: Obtain a sign permit from the building inspector and all conditions of By-Law 4.14.3.5. including a-f .

The Board motioned to close the public hearing

Motion: Dennis Randall

Second: Susan Farrell

Vote: 5-0-0

The board motioned to approve the Special permit with above conditions

Motion: Mike Ruprecht

Second: Dennis Randall

Vote: 5-0-0

8:05 p.m. – Joel Michaud left the meeting sick.

8:10 p.m. – IPE Discussion

The board discussed options available to complete the roads at IPE. The board motioned to a rescission of lot releases of previously released lots, as referenced on Page 5 of 5-14-07 Planners Report.

Motion: Dennis Randall

Second: Susan Farrell

Vote: 4-0-0

Motion to request of the Board of Selectmen to engage Town Counsel for IPE

Motion: Dennis Randall

Second: Susan Farrell

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Vote: 4-0-0

John Towner resident of IPE suggested having Town Counsel look into calling the bond rating and would that put pressure on the 40B.

Motion to continue until June 11, 2007 at 7:33 p.m.

8:45 p.m. – Villages at Russell Pond Street Acceptance - Erickson

Mr. Erickson of BSC was present for the road acceptance and discussion of basins. The board would like to make sure that South Shore Survey reviews the plan before Town Meeting.

Motion: Mike Ruprecht to approve the design

Second: Susan Farrell

Vote – 4-0-0

8:55 p.m. – Site Plan 68 Evergreen Street

Kevin Grady and Bob Gosselin were present for their site plan. It is Town Center zoned and 56% of the 88,000 sq. ft. site is Open Space. There are 62 parking spaces proposed (61 required) and there are 2 entrances. Site is on town sewer. They are proposing a rain garden for the infiltration basins, as it's a more pervious layer. Snow storage will be in the back of the building. Discussion regarding lighting. The board suggested low intensity facing down. They are awaiting comments from the fire dept. Proponent will come back May 21, 2007 at 7:15 p.m.

9:35 p.m. – Cordage Park 40R

Discussion regarding Cordage Seaport Project 's Notice of Project change. Joe and Lou Jannetty, as well as Mike Scott, attorney, were present to answer the boards questions regarding traffic and the MBTA schedules. The MEPA review period for the 40R is due May 15th, and the principals of the project would not agree to a continuance to give the Planning Board more time to negotiate some of the issues. Therefore, they came before the board at this meeting to try to resolve some of the issues. The board feels that Kingston is reaping all of the traffic problems at Crescent St., Boundary Rd and Smith's Lane. There are also storm water issues. Mike Scott said they are working with the MBTA for improved rail service and stated that Wal-Mart created most of the traffic and the Cordage development will not result in any more traffic than was there before Wal-Mart closed. He also stated that they are not required to study traffic as part of the MEPA review, therefore they have no obligation to solve the traffic issues. However they would be willing to help if they could. They suggested trying to get money from the state. Thomas Bouchard stated that Thorndike Development has given 7 million dollars to the town as part of their 40R to alleviate traffic issues, and would like to see the Cordage Project contribute to alleviate the Kingston traffic problems caused by their 40R development. Michael Scott said he would work together with Kingston to signalize Crescent St. Dan Sapir suggested a combined effort for traffic mitigation. There should be an eye towards identifying a contribution to the town. The board would like the proponents to come back with their traffic engineer to further discuss the issues Kingston has with the project. The proponents agreed.

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10:15 p.m. – ANR Wapping Rd.

Brett Morse of McKenzie Engineering was present for the applicant who would like to create 2 new lots in the R40 district. There were some grading issues and driveway access. The board would like the engineer to come back on May 21 at 7:20 p.m with some improvements to the ANR plan. The board feels he has illusionary access.

10:30 p.m. – The board motioned to dissolve the 40R Design Review Drafting Committee

Motion: Susan Farrell

Second: Mike Ruprecht

Vote: 3-1-0

Voting against – Dennis Randall

10:50 p.m. – The board motioned to close engineering and guarantee accounts for The Bog, Erin's Path (2 accounts) Percy's Place and West Limited Partnership (Eric West for Napa).

Discussion regarding the MEPA review for the Mall. There is a MEPA Scoping Session May 17th at 10 a.m. at the Independence Mall Community Meeting Room. A site visit will follow the scooping session. The board suggested Thomas Bott put together responses for the MEPA Session.

11:00 p.m. – The board adjourned