



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

PLANNING BOARD September 15, 2008
Planning Board Meeting Minutes

Members Present: Tom Bouchard, Mike Ruprecht, Dennis Randall, Joel Michaud, Dave Gavigan, Sue Boyer and Thomas Bott

7:10 – Meeting Opened

The Board reviewed the minutes of August 11, 2008

Motion: Mike Ruprecht to approve the August 11, 2008 minutes
Second: Dave Gavigan
Vote- 3-2-0

Joel Michaud and Tom Bouchard – present not voting

The board reviewed the Executive Session minutes of August 11, 2008

Motion: Mike Ruprecht
Second: Dave Gavigan
Vote – 3-2-0

Joel Michaud and Tom Bouchard – present not voting

The board reviewed the minutes of August 25, 2008

Motion: Tom Bouchard
Second: Dave Gavigan
Vote – 3-2-0

Joel Michaud and Mike Ruprecht - present not voting

The board reviewed the minute of September 8, 2008

Motion: Tom Bouchard
Second: Joel Michaud
Vote: 5-0-0

September 15, 2008

7:25 p.m. – 40 R Design Standards Review

Present for the review was Kara Brewton, Lloyd Geisinger and Lindsey Wilson of Thorndike Development

Tom Bott walked through the Design Standards and showed the board the numerical sequence, which would make it easier for the board to address and edit potential changes. Dennis Randall asked where the Design Standards addresses the Master Plan and phases of the project. Tom Bott stated that the by-law states that a Master Plan is not mandatory. Tom Bouchard stated the Master Plan is an overview of the project and the site Plan review is where the plan comes together, including phases of the project. Lloyd said they never intended to give the full plan initially, it was always going to be completed in phases. The Master Plan is a blueprint and it would show open space areas, etc. The Site Plan will be reviewed by the engineers to make sure the phases work and are logistically coordinated. Dennis asked about a timetable for phases of the project. Tom Bouchard stated it may work better for the town if there was flexibility with the timetable. Dennis stated he wants elevation in the Master Plan. Lloyd agreed there would be elevations shown on the plan in a general sense. Lloyd suggested putting an outline of the Master Plan in the pre-application process for the board to look at and review. He would show detail in the building styles. Tom Bouchard asked in what order would building styles be built. Lloyd said the Phase I Site Plan would depend on the demand for a particular type of housing, i.e. single family homes, detached homes, condos, townhouses, etc. If condos are selling, that's what they would start with, what is marketable will be built first. Discussion regarding parking spaces which are presented as 1.5 spaces per unit. Dennis stated this was not enough spaces for a 2 bedroom apartment. Lloyd said they have done research on parking spaces and statistics show that a 2 bedroom apartment does not necessarily mean 2 people are living there or 2 cars are owned by the occupant. Dennis stated that rentals are different than ownership as far as what people are willing to put up with. Discussion regarding reserved parking and guest parking, Mike Ruprecht asked about the fencing in the parking lot and visibility. Joel asked about rules for the units, as far as décor, and if all units would look alike. Lloyd stated he didn't want all the units to look alike in a cookie cutter manner. There would be general guidelines, but flexibility so occupants could individualize their units. Tom Bott will check with Town Counsel to see if the board has the authority to change the parking spaces to exceed the minimum requirements of the by-law. Dennis stated that we need to give guidelines to the developer in regards to a hearing for the changes to the Design Standards/ by-Laws before the Master Plan and Pre-application process. Tom Bott stated the board could have the hearing in December and still accept the pre-application and Master Plan from the developer now. The board continued the discussion until September 22.

9:00 p.m. – Indian Pond Estates

Tom Bott explained there is no feedback from IPA at this time. Tuesday September 16, the basin will be cleaned out.

September 15, 2008

Motion: Tom Bouchard to continue hearing until September 22, 2008 at 7:46 p.m.
Second: Dave Gavigan
Vote: 5-0-0

9:10 p.m. – Supreme Basketball Site Plan

Discussion regarding Compliance of Site Plan for Supreme Basketball regarding use and plantings that were supposed to be planted at the front of the site. Tom Bott will send a letter to the applicant and the Building Inspector to rectify the non-compliance.

Motion: Mike Ruprecht to send letter to Building Inspector and Applicant
Second: Tom Bouchard
Motion: 4-0-0

Motion to adjourn: Joel Michaud
Second: Mike Ruprecht
Vote- 4-0-0