



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

Meeting Minutes of September 26, 2022
Approved December 5, 2022

Members:

Tom Bouchard, Chair
Dave Gavigan, Vice Chair
Joanne Cullen, Clerk
Bob Gosselin, Member
Jonathan Barnett, Member
Rich Kenney, Alternate Member
Valerie Massard, Town Planner

ROLL CALL

Present: Tom Bouchard, Dave Gavigan, Joanne Cullen, Bob Gosselin, Jonathan Barnett
Not present: Rich Kenney

DICUSSIONS

1. Public hearing -- Mactavish 12 Copper Beech Dr (Map 66, Lot 20) Special Permit for Accessory Dwelling Unit (ADU) in R40 Zone

Valerie Massard, Town Planner, shared that the special permit is for an accessory dwelling unit in a preexisting home at 12 Copper Beach Dr. Ms. Massard stated that the application has been reviewed by staff and see no issues and suggested that the normal conditions of a municipal lien certificate, and certified septic capacity be in the permit.

Motion to close hearing by Dave Gavigan and Seconded by Bob Gosselin, 5-0.

Motion to approve special permit with suggested conditions by Joanne Cullen and seconded by Jonathan Barnett, 5-0.

MEETING MINUTES

1. November 22, 2021

Motion to approve by Joanne Cullen and seconded by Dave Gavigan 5-0.

2. March 14, 2022

Motion to approve by Joanne Cullen and seconded by Jonathan 3-0-2 Joanne Cullen and Bob Gosselin abstain.

3. March 28, 2022

Motion to approve by Joanne Cullen and seconded by Jonathan 5-0.

4. May 23, 2022

Motion to approve by Joanne Cullen and seconded by Jonathan 5-0.

5. June 27, 2022

Motion to approve by Joanne Cullen and seconded by Jonathan 5-0.

6. September 12, 2022

Motion to approve by Joanne Cullen and seconded by Jonathan 3-0-2 Joanne Cullen and Bob Gosselin abstain.

COMMUNICATIONS

Ms, Massard shared that Rader Properties, INC for approval of Special Permit for proposed use of adult-use marijuana cultivation, product manufacturing, and sales at 30 Independence way (off Summer St) (Map 12, Lots 3-2) was improperly advertised to abutters and will be brought before the board again at the October 24, 2022, meeting.

NEW/OLD BUSINESS

Casey Pupek, Assistant Town Planner, presented a table of escrow accounts that had been inactive for many years and asked the board to vote on releasing these funds. The Board raised concerns that some of these accounts were kept because the projects were never finished. Ms. Massard suggested that staff will research each account and its history to give the Board more information.

Motion to adjourn by Tom Bouchard, seconded by Bob Gosselin, 5-0