



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

## Meeting Minutes of May 8, 2023

**APPROVED** at regularly scheduled meeting of the Planning Board on June 12, 2023

### **Members:**

Thomas Bouchard, Chair  
David Gavigan, Vice Chair  
Joanne Cullen, Clerk  
Robert Gosselin, Member  
Jonathan Barnett, Member  
Richard Kenney, Alternate Member

---

### **CALL TO ORDER**

Chair Tom Bouchard called the meeting to order at 7:01 PM

### **ROLL CALL**

Tom Bouchard: Present  
Dave Gavigan: Present  
Joanne Cullen: Present

Bob Gosselin and Jonathan Barnett were not present.

### **Staff Present:**

Valerie Massard, Town Planner  
Erin Benoit, Assistant Town Planner

### **MEETING MINUTES**

The minutes presented from April 10<sup>th</sup> could not be reviewed at this meeting as there were not enough members present that were ready to approve them. Minutes review will take place at the next scheduled meeting on May 22, 2023.

### **COMMUNICATIONS**

There were no communications.

### **DISCUSSIONS**

### **NEW/OLD BUSINESS**

**Appointment for Mark Casey of South Shore Consulting Inc., regarding conceptual subdivision on Pine Street.**

Mark Casey presented conceptual plans for a small subdivision of 4 houses located on approximately 7 acres of land on Pine Street. Mr. Casey is asking for consideration and general comment of the possibility of granting of waivers.

The first waiver to be requested is for the road width going in to be acceptable at 40 feet instead of the current bylaw requirement of 50 feet and likely 1 sidewalk with Cape Cod berm.

The second waiver to be requested is for the rounding of the entrance to be a 20-foot radius instead of the current requirement of 30 feet.

Ms. Massard notes that there is precedence to grant these waivers as they are not uncommon for a small subdivision.

The Board members present told Mr. Casey that he can proceed with his plans for the subdivision if he wishes, with the understanding that 2 of the 3 members present, 1 being neutral, sees no issue with the aforementioned waivers. They also support the alternative of a 2-lot retreat application, as there is adequate land and frontage for the same. Waivers will require at least a 50% contribution of the difference in value from what is required to go to the Public Benefit Account.

**Vote to find filing of conceptual development of Norrie Village incomplete.** Ms. Massard is asking the Board to formally acknowledge that the filing is incomplete.

Joanne Cullen made a motion to vote that the filing for Norrie Village is incomplete as the filing fee has not been paid.

David Gavigan Second.

All in Favor.

Vote: 3-0-0.

**Vote to authorize Town Planner Valerie Massard as an authorized signatory** for invoices and other bills payable.

Condition made to re-up this contract every year when the Planning Board is reorganized. Mr. Bouchard also asks that the Board be given copies, to review, of bills etc. that were paid; the Board will continue to sign for any expense reimbursement to the Town Planner.

Ms. Cullen made a motion to accept Town Planner Valerie Massard as authorized signatory for the Planning Department.

Mr. Gavigan Second.

All in Favor.

Vote: 3-0-0

## **TOWN PLANNER REPORT**

Greystone Village-released 11 lots, 6 houses built with one under construction. The subdivision section of zoning bylaws does not include wording regarding specific side yard setbacks. The recommendation is 15 feet to each lot line- so, 30-foot distance from house to house, and is being reviewed with the developer: Briarwood.

Sylvia Pond Estates- 4 lots, 3 released. 1 is under construction.

Dunkin Donuts location at 136 Main Street has closed. The new location is slated to open soon. They have been working on the siding and have filed for new signs with the ZBA.

Complete Streets neighborhood Open House was a success. Members of the community and Board of Selectmen were present as well as David Gavigan, Erin Benoit and Val Massard and the engineers from TEC (The Engineering Corp.). This initiative will address the intersection of Rte 27 and 106/ Evergreen St, Main St, Wapping Rd, by Cumberland Farms. There will be sensors with timers to help improve traffic flow, painted crosswalks as well as addition of crosswalks equipped with push button access etc. This is going out to bid soon and construction should commence late Summer/ early Fall.

Kingston has landed itself on the Old Colony Planning Council's work program to do a corridor study of 3A, to assess traffic, curb cuts, land use from Plymouth to just past Cancun restaurant, generally in 2024 fiscal year.

Ms. Massard mentioned working with Cobb & Drew and consulting with DEP and EPA to seek funds to fix Brownfields in Town.

David Gavigan made motion to adjourn.

Joanne Cullen Second.

All in Favor

Vote:3-0-0

Meeting adjourned 7:47 PM

**Materials Discussed/Reviewed at this meeting:**

Conceptual plan for subdivision on Pine Street, prepared by Mark Casey.

Incomplete filing for Norrie Village.

Contract for signing authorization.

Meeting minutes from April 10, 2023.