



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

Meeting Minutes of December 5, 2022

Approved 8/21/23

Members:

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

Staff:

Valerie Massard, Town Planner
Casey Pupek, Assistant Town Planner*

Vice Chair David Gavigan called the meeting to order around 7:05 PM

ROLL CALL

Dave Gavigan: Present
Bob Gosselin: Present
Jon Barnett: Present

Tom Bouchard, Joanne Cullen and Rich Kenney were not present.
*long-term absence due to outside of work injury

MEETING MINUTES

Motion: Accept April 11 minutes as presented; Bob Gosselin

Second: Jon Barnett

Vote: All in Favor 3-0-0

Motion: Accept May 9 minutes as presented; Bob Gosselin

Second: Jon Barnett

Vote: All in Favor 3-0-0

Motion: Accept September 26 minutes as presented; Jon Barnett

Second: Bob Gosselin

Vote: All in Favor 3-0-0

COMMUNICATIONS

There were no communications.

DISCUSSIONS

Letter of support is requested for the proposed Veteran's Memorial, presented by Mr. Den Forbes, Veteran and Administrative Assistant for the Veteran's Services Department. Valerie Massard, Town Planner briefly presented the concept in front of Town Hall; packet contains a conceptual plan. Den Forbes described the process by the Town's veterans from concept to present over the past year or so, including having Grady Consulting's landscape architect provide a 3D rendering of the proposed memorial. Kingston has war memorials but not a veteran's memorial. The goal is that the site will be able to be used for Boy Scouts, Girl Scouts and others, not just on Veteran's Day or Memorial Day during parades. The group is seeking support from the Planning Board for their application to the Community Preservation Committee to help fund the construction of the memorial or any other funding requests sought by the group in support of the project. A draft narrative and photograph that would be supported by the Planning Board referencing this has been provided for the Board's review.

David Gavigan inquired about whether there is a retaining wall. Mr. Forbes provided a pamphlet with more view for the board to see, and confirmed there will be a 2-foot maximum graded retaining wall to flatten the area for the memorial. Input from Paul Basler, Brad Norman, Paul Gallagher and Jason Silva has been part of the process. Space Force will be included, and the Merchant Marine divisions. The National Guard will also be recognized, in addition to the Army, Marines, Navy, Coast Guard and Air Force. Up to 15 different communities were explored in terms of what types of memorials have been constructed.

Jon Barnett commented that the design and idea looks great.

Motion: Bob Gosselin to support providing a letter of support

Second: Jon Barnett

Vote: All in Favor 3-0-0

Appointment of a representative of the Planning Board to the Selectmen's new proposed MBTA Zoning Implementation Task Force. The Selectmen have proposed a 5-member committee from elected and appointed land use boards, with the Selectmen, to bring together perspectives to approach the Town's response to the new MBTA Zoning Requirement: Planning, Sewer, Water, Conservation and the Selectmen.

Valerie Massard reviewed the DHCD's recently issued guidelines for this mandate and some context, including infrastructure questions to be resolved, technical assistance funding, and some changes for affordability being included in the guidelines. The goal of the committee is, through monthly or quarterly meetings, to consider the town's position on different aspects of the requirements and continuing development of zoning for the density requirements of the new MBTA Zoning legislation. Schools, water, wastewater, traffic infrastructure will all be impacted, but resources are limited.

David Gavigan was appointed as the Planning Board delegate for this Task Force.

Valerie Massard reviewed verbally some possible zoning and general bylaw changes that the Planning Board could consider for the upcoming town meeting; however, staffing has been short for several weeks and is anticipated to be short for several weeks into the future due to an off-work injury Casey had experienced. This includes solar, housekeeping, 3A Design District issues, a corridor study on Main Street/3A which will include zoning in 2023-24 if funding can be secured, land clearing and grading.

The Board inquired about the 121 Main Street site, and the issues with the look of that building from 3A/Main Street. Valerie Massard discussed having met, as staff, with the architect and owner, with Jason Silva, to sort out both the visual impacts but also the limitations at the site in terms of trying to add tenants to the second building, since the unanticipated day care use in the first building is using a significant portion of the parking, and the proposed new tenant (Dunkin' Donuts) in the second building must have safe circulation and traffic patterns and adequate parking, especially in the morning peak hours. The Owner has agreed to do a traffic study update for us to understand how the two uses can be sited together safely.

Generally, looking at the zoning and permitting structures for commercial uses is important for the Planning Board moving forward.

Valerie Massard responded to an inquiry from David Gavigan about the status of Indian Pond Estates. There is ongoing litigation regarding completion of Country Club Drive, the Planning office is reviewing the affordable units constructed within the 40Bs that overlay the Indian Pond Estates final phase. Mr. Fred Tonsberg Sr. is considering a new maintenance building at the golf course, which will include full notice to abutters. Valerie Massard is working on a detailed inventory of the Subsidized Housing Inventory which requires hundreds of hours of research on the Registry of Deeds to track down the necessary information to qualify the units with DHCD.

Motion: Bob Gosselin to adjourn the meeting

Second: Jon Barnett

Vote: All in Favor 3-0-0

Meeting adjourned 8:05 PM

Next regular meeting to be held Monday, December 19, 2023

Materials reviewed for this meeting:

Veteran's Memorial handout

Suggested calendar for 2023 Planning Board meetings for consideration