



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

Meeting Minutes of October 24, 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 (via Zoom)

Tom Bouchard called the meeting to order around 7:02 PM

ROLL CALL

Tom Bouchard
Dave Gavigan
Bob Gosselin
Jon Barnett

Joanne Cullen was not present.

MEETING MINUTES

February 14, 2022

Motion to approve by David Gavigan, seconded by Jon Barnett, 3-0-1 Bob Gosselin abstained

April 11, 2022 - deferred

April 25, 2022

Motion to approve by David Gavigan, seconded by Jon Barnett, 3-0-1 David Gavigan abstained

COMMUNICATIONS

There were no communications.

Public hearing Rader Properties, Inc. for approval of Special Permit and site plan for proposed adult use marijuana cultivation, product manufacturing and sales at Map 12, Lot 3-2 off Independence Way.

Due to a fault in the public notice for the special permit public hearing, the hearing has been readvertised and is opened this evening. The public hearing notice was read into the record by Town Planner Valerie Massard, and Tom Bouchard opened the hearing.

Ms. Massard presented that there are no changes to the filing, plans or decision(s) for waivers and conditions proposed from the previous hearing and votes. This is only to correct the notice matter.

There was no one from the public wishing to be heard.

Motion: Bob Gosselin to close the public hearing

Second: Jon Barnett

Vote: All in Favor 4-0-0

Motion: David Gavigan to grant the special permit with waivers and with conditions as previously voted

Second: Jon Barnett

Vote: All in Favor 4-0-0

Public hearing - Clogston Construction 20 Tall Timber Lane (Map 78, Lot 1-5) Special Permit for Accessory Dwelling Unit (ADU) in R40 Zone

Casey Pupek reviewed his staff report and recommended conditions of approval.

Motion: Bob Gosselin to close the public hearing

Second: Jon Barnett

Vote: All in Favor 4-0-0

Motion: Bob Gosselin to approve the special permit as conditioned/presented

Second: David Gavigan

Vote: All in Favor 4-0-0

Site Plan Review - Brownbuilt Construction for revised site plan for 1 Tremont St and 163 Summer St Apartments (Map 20, Lot 73 and Map 27, Lot 77)

Rick Grady, PE of Grady Consulting reviewed that they have submitted revised plans, and are working through the special permit request with the Zoning Board of Appeals. They hope to add two new apartment buildings near the Tremont Street frontage on the site, leaving the existing apartment building in place, with some parking lot revisions. Town Planner Valerie Massard reviewed that these are new revisions, drainage is not presented with the revisions, no sidewalk is available, and no peer review of the revised plans has taken place. No test pit where drainage is proposed to infiltrate on this plan has been provided. Rick Grady PE stated no new drainage information is needed since it is the same as the first set of plans, even though no correspondence or plan sheet has been submitted, but he will do so at the requests of the Town Planner and Water Commission, who are both asking for documentation.

People who live near the site were present, and were invited to speak by the Chairman, although this is not a public hearing. Missy Batista, and Marty Bergen abutting to the rear, spoke about drainage issues

and runoff from the site as it exists in the present which needs to be addressed, and that they have not been shown these revised plans.

There was discussion of a 6-inch berm at the rear of the existing building with staggered arborvitae plantings for a screen to those abutters and to resolve drainage runoff. Rick Grady PE discussed a 2'x2' stone trench in this location, and stated that he disagrees with Jason Silva, Building Commissioner that he needs a waiver from the Water Commission – a Water Quality Certificate is still being sought.

Motion: David Gavigan to continue discussion to the next meeting, November 14, 2022

Second: Jon Barnett

Vote: All in Favor 4-0-0

Motion: Bob Gosselin to adjourn the meeting

Second: Jon Barnett

Vote: All in Favor 4-0-0

Meeting adjourned 8:05 PM

Next regular meeting to be held Monday, November 14, 2022

Materials reviewed for this meeting:

Amended Agenda October 24, 2022

Revised site plans from Grady Consulting dated October 17, 2022 with a peer review response (to Amory) from Grady Consulting dated October 17, 2022.

Application materials, and staff report prepared by Casey Pupek, for proposed ADU at 20 Tall Timber Lane

Public hearing notice, final plans and votes from previous public hearing, Rader Properties