



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

Meeting Minutes of February 13, 2023
APPROVED at the regularly scheduled meeting on Monday, September 11, 2023

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

Chair Tom Bouchard called the meeting to order at 7:04 PM

ROLL CALL

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

Joanne Cullen and Rich Kenney were not present.

MEETING MINUTES

None were available for review.

Tom Bouchard called the meeting to order 7:07 PM

DISCUSSIONS

ANR PLANS:

**Map 34, Lots 80 and 81, Land Swap/Lot Line Adjustment on Clifton Drive
16 Grove St and 2 Clifton Drive; prepared by Grady Consulting LLC of Kingston, Massachusetts.**
Creates new buildable lot – land subject to the swap and frontage was field-inspected with staff and Tom Bouchard to establish that although low, the site is not wet and the site is not receiving drainage from the road.

Motion to endorse: Bob Gosselin
Second: Jon Barnett
All in Favor Vote: 4-0-0

Map 30, Lots 4-1 and 4-2, Land Swap/Lot Line Adjustment on Coopers Run; prepared by Webby Engineering of Plympton, Massachusetts – Land swap between the property owner's two parcels to make room for deck on new house under construction – lot frontage is not affected.

Motion to endorse: Bob Gosselin
Second: Jon Barnett
All in Favor Vote: 4-0-0

121 Main Street – Scott Spencer submitted a schematic visual for the rear of the building asking for Planning Board reaction. Valerie Massard, Town Planner, made note that in her opinion, to address the Planning Board's concerns about the look of the front building, the building needs to have details that break up the façade in addition to plantings they are proposing along the foundation. There is a request to add plantings in the buffer strip along Main Street – view for the turn is important in terms of the Spring Street egress. The Planning Board expressed desire to screen with shrubbery (or perennials) low like the lowest part of the blade sign in front. Sight line easement would likely be needed; beaded board as a fencing detail around the mechanicals is desirable. Bob Gosselin referred to the new screening at the former Early Bird diner as another example that could be used to help break it up, and encouraged something in the gabled ends to also break it up. Jon emphasized no picket fencing – more of a solid screening – is desired around the mechanicals.

Discussion of stacking at Starbuck's coffee wrapping around Rockland Trust – still unresponsive at the plaza; however, no new uses will be allowed until and unless a full parking lot circulation study is included.

OCPC met with the Town Planner and Paul Basler about a possible corridor study on 3A. Planning Department is overburdened without staff and will not dive too deep

Motion to adjourn: Bob Gosselin
Second: David Gavigan
All in Favor
Vote: 4-0-0

Meeting adjourned approximately 7:29 PM

Next meeting to be held Monday, February 27, 2023.

Materials discussed/reviewed at this meeting:

- Agenda for January 23, 2023
- ANR plan Clifton Drive
- ANR plan Coopers Run
- 121 Main Street – schematic of the possible architectural details on rear of building for comment received January 23, 2023