



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

Meeting Minutes of January 23, 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: Present

Rich Kenney was not present.

MEETING MINUTES

None were available for review.

DISCUSSIONS

Tom Bouchard called the meeting to order 7:10 PM

121 Main Street. Tom Bouchard gave a brief history of the building evolution at 121 Main Street, including how the building uses have changed and referencing the site plan. Though originally intended for commercial businesses, one of the two buildings now has a daycare as the sole tenant. At the time of review, the project included a drive-through (zoning allowed for a drive-through at that time). Ms. Massard acknowledged Zoom viewers. Valerie Massard gave a more detailed summary of the concerns for the Dunkin' Donuts now proposed as a tenant in the other building relative to the existing daycare tenant – primarily with respect to adequate parking, overlap of high-demand traffic use times in the morning, and the concerns the Planning Board and staff have raised about the look of the building which has mechanicals, signage and other “add-ons” that, especially at the scale of this building along the rear,

which faces Main Street and literally now looks like the rear of a building rather than the clean façade that was approved by the Board originally.

Tom Bouchard states that the day care, at full capacity, will use most if not all of the parking spaces. Mr. Bouchard is asking for a circulation plan by the engineer to see how traffic will flow if the Dunkin' Donuts is to open at that location. This has been requested over the course of several months. Dunkin' Donuts ordered chairs for the building where no seats are allowed, and signs have been put up without proper permits. Concerns continue to grow regarding the site, and Mr. Spencer was asked to have this information ready for tonight's meeting.

Scott Spencer takes the podium, introducing himself as the owner of 121 Main Street. He introduces the following three (3) gentleman in attendance, who are representing him: Mike Sutton, of Northeast Traffic Control, Bill Fornaciari (architect), and Rich Tabyzinski, P.E.

Mr. Spencer addresses that COVID did in fact change the development of the building. He had no idea what the parking requirements were for a daycare center at the time he leased it to them. Mr. Sutton addressed the parking and traffic concerns when Dunkin Donuts opens, especially during 8:00-9:00 AM in the morning. He said he could possibly create a one-way in and one-way out. The daycare center said they are willing to give up a couple of their parking spaces. The presentation by Tom Bouchard has helped to clarify for him what the Board is seeking. Ms. Massard asks for traffic impacts for turning movements for 3A and Spring Street, and circulation within the site, and at a later time pointed to the need to address drop off/pick up for the daycare. Spencer group was asking to open Dunkin Donuts without seats and Tom Bouchard responded that they may not ask for this until he has seen an actual circulation traffic plan by an engineer. Bob Gosselin expressed concern that the plans changed quite a bit and raises the point that half of the building units will be empty - with nothing apparently even able to go into them as the parking lot already at capacity. He also expressed his concerns about the architectural details facing Main Street, with flush, plain doors, mechanicals, and a lack of screening of the building – the building looks unappealing from the street. Jonathan Barnett and Bob Gosselin agree that the interior parking view of the building is very nice, and the wainscoting detail shown by Bill Forniciari's plan in the agenda will enhance the look from Main Street. David Madigan reiterated his interest in understanding the density of this site.

Mr. Spencer acknowledged that he has not been as responsive in the past six months, and that this could have been prepared by him a couple of months ago and he has pulled together his team now to try to address these points. Mr. Bouchard emphasized that the town is not delaying the process, and that it will move forward as quickly as possible once this information is received.

Jason Silva Building Inspector stated that the permit does not allow Dunkin' Donuts to have seats. Seats would require more parking. All parties agreed that there is not sufficient parking, apparently, to fit out the entire site given the intensity of the use of parking by the daycare – it needs to be evaluated.

All parties agree to work together. Scott Spencer will submit a circulation plan.

COMMUNICATIONS

Ms. Massard brought the Board's attention to the 40B Omnibus Bill by Senator Susan Moran, and briefly describes round table discussions on the issue of affordable housing being hosted by Senator Moran. Ms. Massard publicly thanked the Senator for her efforts and support of this Bill.

Administrative Site Plan Review 132 Pembroke Street.

Tom Bouchard explains the area of 132 Pembroke Street. Ms. Massard reviewed the findings of Jason Silva, Tom Bouchard and herself for the Administrative Site Plan review. Ms. Massard recommends allowing the renewal of the permit as is and was previously issued, because nothing has changed on the Site Plan in terms of the building, a similar use, and similar demands on parking, and sharing this as a vote to the Zoning Board of Appeals which is reviewing the special permit for the use.

Zoning for the upcoming warrant/town meeting.

Tom Bouchard brought up the issue of zoning changes, such as the RDEOS frontage could be reduced or not a dual-entry required (75 feet for frontage to accommodate a road and curvature). Mr. Bouchard also mentioned that Planning has been short-staffed for months due to an automobile accident keeping the Assistant Planner out of work, and that this is pushing staff behind on keeping up with changes. The list of possible changes also includes ADU updates (possibilities include reductions on limits on size and/or calculations of size, parking location, lot size adjustable to time of original construction, flexibility for waivers of some aspects of the criterion) and some administrative housekeeping. The 3A Design District is another possible area for improvements. Valerie Massard briefly speaks to the need for a corridor plan, as mentioned at the last meeting – the need to apply for a Corridor plan (zoning, traffic, land use) as the DLTA deadline is this week she will apply for assistance from OCPC for the 3A Design District and either end of the town. An example will include looking at Industrial Zoning where it always has been Industrial but perhaps uses around it have changed, or underutilized properties that need to be incentivized for reinvestment. Sea level rise will impact this corridor also. The town is around 400 years old and change is inevitable. Mr. Bouchard encouraged the Board members to share these ideas.

Motion to adjourn: John Barnett

Second: Joanne Cullen

All in Favor

Vote: 5-0-0

Meeting adjourned approximately 8:12 PM

Next meeting to be held Monday, February 13, 2023.

Materials discussed/reviewed at this meeting:

- Agenda for January 23, 2023
- Email correspondence between Planning Department and Scott Spencer and his representatives leading up to this meeting (121 Main Street)
- 40B Omnibus Bill by Senator Moran
- 132 Pembroke Street request for comment from Zoning Board of Appeals