



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

**Meeting Minutes of March 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

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Chair Tom Bouchard called the meeting to order at 7:00 PM

**ROLL CALL**

Tom Bouchard: Present  
Dave Gavigan: Present  
Joanne Cullen: Present  
Jonathan Barnett: Present  
Bob Gosselin: Present

**Staff Present**

Valerie Massard, Town Planner

**MEETING MINUTES**

There were no minutes for review.

**DISCUSSIONS**

Bylaw updates regarding Cell Towers and Land Clearing specifically

Staff-recommended Town Meeting Articles received last week – brief overview for the Planning Board.

- Cell Tower Residency for Municipal Use. The Town of Duxbury has language in its zoning bylaw that requires that a portion of the top 20% of a new cell tower or monopole be reserved for municipal use if needed, the Fire Chief has asked that Planning bring this forward in the Kingston zoning bylaw. A general bylaw would become effective on any existing towers as well, this

conversation needs to be developed further with counsel. If there is support, Valerie Massard said she will send it up to town counsel for review – it would be proposed as a Planning Board sponsored article, possibly in Zoning or in the General Bylaw. There was some general discussion. Once it's cleared through counsel, likely as a zoning article, we'd come back with more details and hold a hearing, which would be in April. The Board had no objections to reserving the warrant article before the warrant closes.

- Tree Clearing and Grading General Bylaw – Draft proposed through Planning and Conservation, Jason Silva in the Building Department has reviewed as is okay with the proposal. Matt Penella, Town Conservation Agent, via Zoom to answer questions as well. Both Matt and Valerie presented the draft for discussion and feedback from the Board.
- Discussion regarding Indian Pond Estates Phase IV neighborhood's roads. Fred Tonsberg (High Pines Corp.) had an agreement with the Town to finish the roads in 2014 and he has defaulted on that. A recent legal proceeding resulted in a judgement for the Town to hold Mr. Tonsberg responsible to finish the roadways. Mr. Tonsberg may appeal the decision. To this date, no improvements have been made.
- Brief discussion ensued regarding the "rumors" of possible large development on the Sisters of Divine Providence's property off Bishop's Highway. Though there have been preliminary meetings with a developer, (Thorndike most recently), there are many questions to be answered-most importantly-the issue of water and sewer. There is nothing on the warrant this year.

Meeting adjourned 8:07 PM

Next meeting to be held Monday, March 27, 2023

**Materials discussed/reviewed at this meeting:**

- Agenda for March 13, 2023
- Public Hearing Notice for Special Permit 121 Main Street
- Traffic Engineering Peer Review Vanasse & Associates 3/21/2023
- Revised Parking and Circulation Plan for 121 Main Street dated March 23, 2023 and prepared by Atlantic Desing Engineers, Inc., and Updated Traffic Impact Evaluation dated March 10, 2023 by VHB, submitted by Owner of 121 Main Street; and Architectural Elevation Plan prepared by bfArchitects (Bill Forniciari) dated February 17, 2023
- Staff Report for Planning Board meeting of March 27, 2023 re 121 Main Street
- Planning Board original decision for 121 Main Street
- Valerie Massard distributed copies of Petitioned Articles that were just received with no prior notice. Ms. Massard is merely sharing the information with the Planning Board, and a Hearing will be scheduled for the Zoning as required.
- Revised Draft of Tree Clearing / Grading General Bylaw proposed as a joint article on the Town Meeting warrant between the Planning Board and Conservation Commission