



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

Meeting Minutes of September 12, 2022

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

ROLL CALL

Present: Tom Bouchard, Jonathan Barnett, Dave Gavigan, Rich Kenney

Not Present: Joanne Cullen, Bob Gosselin

MEETING MINUTES

No minutes were reviewed

COMMUNICATIONS

No communications were made

DISCUSSIONS

1. **Public Hearing – Masse Builders, LLC** for approval of a Special Permit at 79 Elm St (Map 55, Lot 7) for construction of a 2-family residential dwelling in R20 Zone

The applicant requested to withdraw the special permit application.

Motion to close the hearing by Dave Gavigan, seconded by Jonathan Barnett 4-0

Motion to accept withdrawal by Dave Gavigan, seconded by Jonathan Barnett 4-0

Public comment: Pine Dubois asked what happens next. Valerie Massard, Town Planner, stated she is expecting a possible 40B to be filed for the property based on comments from the petitioner

2. **Independence Center Newco, LLC** for endorsement of plans entitled “Definitive Plan of Land for Kingston Collection Way Kingston, Massachusetts” dated April 29, 2022 (map 89, Lot 4) to find the way as acceptable under subdivision control

Ms. Massard stated that the appeal period was over, and the Town Clerk has already stamped the plan. Tom Bouchard, Chairman, asked to review both the “Definitive Plan of Land for Kingston Collection Way Kingston, Massachusetts” and “Approval Not Required Plan for Assessor’s Map 89 – Parcel 4-7 Kingston, Massachusetts” dated August 1, 2022. Ms. Massard explained to the board already approved the road layout on the definitive plan and that by endorsing the plans” Definitive Plan of Land for Kingston Collection Way Kingston,

Massachusetts” the board will then be able to endorse the ANR plan, which creates a new lot fronting on the acceptable way.

Motion to endorse plans entitled “Definitive Plan of Land for Kingston Collection Way Kingston, Massachusetts” and dated April 29, 2022, by Dave Gavigan and seconded by Jonathan Barnett, 3-0

ANR Plan – Kingston Collection Way, divide Map 89 Lot 4-7

Motion to endorse the Approval Not Required plans entitled Approval Not Required Plan for Assessor’s Map 89 – Parcel 4-7 Kingston, Massachusetts” and dated August 1, 2022, by Dave Gavigan and seconded by Jonathan Barnett, 3-0

3. Site Plan Review—Brownbuilt Construction for revised site plan review of 1 Tremont St and 163 Summer St Apartments (Map 20, Lot 73 and Map 27, lot 77)

The Board asked for updates on the site plan, Rick Grady and Scott Brown explained the new lighting plan of the site with one pole and multiple exterior building lights. The Board asked if any exterior improvements will be made to the preexisting building, to which the applicants responded yes it will be resided, new windows, and roofing. The Applicant also referenced pictures on the plan as representative of the proposed architecture. The Board asked if a more updated look could be used and for new drainage calculations. The applicants said they would be able to provide these calculations at a later meeting. The applicants requested to continue. After communicating with the board, the applicants said a continuance to October 24 would be sufficient time to gather supporting materials.

Motion to continue by Dave Gavigan to October 24th, 2022, seconded by Jonathan Barnett, 3-0

Motion to adjourn by Tom Bouchard, seconded by Dave Gavigan, 4-0