



Conservation Commission Meeting Minutes

Wednesday, January 10, 2024

Town of Kingston
26 Evergreen Street, Room 200
Kingston, MA 02364

Present: Natalie Wiegman, Dorothy Macfarlane

Virtual: Kalina Vendetti (Chairperson), Jim Franklin (Vice-Chairperson), Vittorio "Buz" Artiano, Megan Hickey

Absent: Glen Duffy

Staff: Matt Penella, Conservation Agent & Julianna Denum, Assistant Conservation Agent

Location: Town Hall Offices, Room 200

Commission Meeting Opened: 6:34 p.m.

Chairperson Vendetti opened the meeting on Wednesday, January 10, 2024, at 6:34 p.m.

BUSINESS:

I. Signing Documents

The Commission signed an invoice from Beals & Thomas for \$1,919.52 for the Sampson's Brook Headwaters Restoration Project and a Certificate of Compliance for 68 Evergreen Street.

II. Action Items

a) Extension Request 46 Raboth Road

Chairperson Vendetti opened the meeting to discuss an extension request for 46 Raboth Road. Shawn Stanghellini stated that he had recently purchased the property at 46 Raboth Road. He noted that the previous owners had completed the Conservation Commission permitting process necessary to build a home on the property. An Order of Conditions was approved for the project; however, the Order of Conditions are set to expire in August. Shawn stated that he

is seeking an extension to the Order of Conditions to proceed with building a home on the property.

Agent Penella stated that this permit is not subject to COVID tolling and noted that the permitting for this project was a lengthy process. The agent stated that he sees no issue with extending the permit. Commissioner Artiano inquired about the length of the extension the applicant is seeking. Shawn Stanghellini stated that he is seeking a one-year extension. Commissioner Artiano stated that he would prefer to approve it for two years, so the applicant does not have to return in a year. Commissioner MacFarlane asked if the project would be similar to the one that was approved previously. Shawn Stanghellini confirmed that their intention is to keep the project the same as what was approved previously and that the house will be built as was previously approved in the plans.

VOTE: Commissioner Artiano made motion to extend the Order of Conditions for two years. The motion was seconded by Commissioner Franklin. The motion PASSED with a vote 6-0-0.

b) MassTrails Letter of Support

Agent Penella stated that a grant application is being submitted to MassTrails seeking funding for a trail project. This project aims to design a trail that starts at the senior center and connects to the Evergreen Conservation Parcels. Agent Penella presented a letter of support to the Commission, seeking their approval and support for the project.

VOTE: Commissioner MacFarlane made motion to sign the letter in support of the MassTrails grant project. The motion was seconded by Commissioner Hickey. The motion PASSED with a vote 6-0-0.

III. Enforcement

No enforcement matters were discussed by the Commission.

IV: Meeting Minutes

Minutes for November 08, 2023, were submitted to the Commission for review and approval.

VOTE: Commissioner Hickey made a motion to approve the minutes for November 08, 2023. The motion PASSED with a vote 5-0-1.

V. Updates

a) Presentation of Camp Nekon Forestry Plan

Agent Penella stated that a forestry plan for Camp Nekon is available on the Conservation Commission webpage. He noted that a grant was received from the Department of Conservation and Recreation (DCR) to assess habitat for bird species in decline. The forestry plan includes management practices on how to improve habitat for bird species. Specifically, the plan recommends targeted tree thinning and removal to increase sunlight and understory habitat. The agent added that the work should pay for itself with the lumber that can be harvested on site during the thinning process. The agent stated that if the Commission is interested in implementing the plan, he recommends scheduling a public meeting with abutter notifications to hear from area residents.

VOTE: Commissioner Artiano made a motion to include the Camp Nekon Forestry Plan on an upcoming meeting agenda. The motion PASSED with a vote 6-0-0.

VI. Public Hearings

a) 3 Grandview Avenue: Notice of Intent (NOI) for the proposed construction of a second-floor addition to the existing house, located within and near wetland resource areas (the applicant has requested continuance to January 24th, 2024).

Chairperson Vendetti re-opened a public hearing for the proposed construction of a second-floor addition to the existing house, located within and near wetland resource areas. The applicant has requested continuance to January 24, 2024.

VOTE: Commissioner MacFarlane made a motion to continue the hearing to January 24th, 2024. The motion was seconded by Commissioner Wiegman. The motion PASSED with a vote 6-0-0.

b) 77 Country Club Way: Notice of Intent (NOI) for the proposed construction of an inground swimming pool with associated patio, accessory building, retaining walls, landscaping and associated grading within the buffer zone of a bordering vegetated wetland.

Chairperson Vendetti opened a public hearing for the proposed construction of an inground swimming pool, associated patio, accessory building, retaining walls, landscaping, and associated grading within the buffer zone of a bordering vegetated wetland. Brad Homes from Environmental Consulting & Restoration (ECR) represented Benjamin and Wendy Conway at 77 Country Club Way. He described the property as containing a single-family home with a driveway, landscaping, and a back patio.

Brad presented the plans to the Commission, highlighting the setbacks required by the Kingston Wetland Protection Regulations (KWPR). He stated that the proposed work would occur within an existing lawn area on the left side of the house, including the construction of an inground swimming pool, a pool patio, a retaining wall surrounding the pool patio, a 12 X 24 accessory structure on piles, and associated grading around the pool apron.

Agent Penella noted an existing patio behind the house, which, according to aerial imagery, was not part of the original house construction and appears unpermitted. He informed Brad that this could be included in the current filing as work already completed. Penella confirmed that all proposed activities meet the required setbacks and performance standards, recommending the issuance of an Order of Conditions. Commissioner Artiano requested a special condition stating that any discharge from the pool filter must be piped into a dry well.

VOTE: Commissioner Artiano made a motion to issue an Order of Conditions with a special condition specifying that any discharge from the pool filter must be piped into the dry well. The motion was seconded by Commissioner Franklin. The motion PASSED with a vote 6-0-0.

VOTE: Commissioner Artiano made a motion to close the hearing. The motion was seconded by Commissioner Franklin. The motion PASSED with a vote 6-0-0.

c) Off Anderson Avenue (0 Sawmill Drive): Notice of Intent (NOI) for the proposed construction of a 3.2 mW (DC) ground mount solar energy system within a cranberry bog, and within the buffer zone of a wetland resource area. The applicant has requested continuance to January 24th, 2024.

Chairperson Vandetti re-opened a hearing for the proposed construction of a 3.2 mW (DC) ground mount solar energy system within a cranberry bog, and within the buffer zone of a wetland resource area. The applicant has requested a continuance to January 24th, 2024.

VOTE: Commissioner MacFarlane made a motion to continue the hearing to January 24th, 2024. The motion was seconded by Commissioner Franklin. The motion PASSED with a vote 6-0-0.

CLOSING REMARKS

Vice-chair Jim Franklin made closing remarks at 7:18 p.m. The next meeting will be held on January 24th, 2023, starting at 6:30 p.m. in Room 200.

VOTE: Commissioner Wiegman made the motion to adjourn, seconded by Macfarlane; PASSED 6-0-0

Note on Voting Format: In the vote tallies mentioned in these minutes, the format used is "Yes-No-Abstain".

Prepared by: Julianna Denum, Assistant Conservation Agent, Kingston Conservation Department

Approved by: Kingston Conservation Commission

Documents used at the meeting:

- 01/10/2024 agenda
- 11/08/2023 meeting minutes
- Extension Request documents for 46 Raboth Road
- MassTrails Letter of Support
- Notice of Intent documents for 77 Country Club Way



KINGSTON CONSERVATION COMMISSION



26 Evergreen Street, Kingston, MA 02364

SIGN-IN SHEET

PLEASE NOTE THIS MEETING IS BEING VIDEO & AUDIO RECORDED

DATE: 01/10/24

NAME	INTEREST	ADDRESS
Shawn Stanghellini	46 Raboth Rd Extending Conservation Commission order of conditions	46 Raboth Road
B Holmes	77 Country Club	ECR

TELEPHONE: 781-585-0537



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD:	Conservation Commission
DATE & TIME:	Wednesday, January 10, 2024 @ 6:30 PM
MEETING LOCATION:	Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE:	Matt Penella, Conservation Agent

This meeting notice is being posted on the Official Town House Bulletin Board, pursuant to General Law Chapter 30A, Section 20. Said notice and agenda must be filed in the Office of the Town Clerk at least **48 HOURS** prior to such meeting. Such filing and posting shall be the responsibility of the officer calling such meeting.

For those who want to watch this meeting, it is being broadcast by PACTV on Comcast 9 or Verizon 42 and streamed on YouTube at www.pactv.org/stream.

For anyone wishing to speak during the meeting, you are welcome to join us in person in room 200 or to join the Zoom call.

This meeting is being recorded by PACTV. Anyone intending to make an audio or video recording of this meeting should notify the Chair.

AGENDA

6:30 PM – CALL TO ORDER – ROOM 200

SIGNING DOCUMENTS:

1. Certificate of Compliance 68 Evergreen Street
2. \$1,919.52 invoice from Beals & Thomas for the Sampson's Brook Headwaters Restoration Project

ACTION ITEMS:

1. Extension Request 46 Raboth Road
2. MassTrails Letter of Support

ENFORCEMENT:

MEETING MINUTES:

1. 11/08/2023

UPDATES:

1. Presentation of Camp Nekon Forestry Plan (public meeting with abutter notifications at a later date)

PUBLIC HEARINGS:

1. 3 Grandview Avenue: Notice of Intent (NOI) for the proposed construction of a second-floor addition to the existing house, located within and near wetland resource areas (the applicant has requested continuance to January 24th, 2024).
2. 77 Country Club Way: Notice of intent (NOI) for the proposed construction of an inground swimming pool with associated patio, accessory building, retaining walls, landscaping and associated grading within the buffer zone of a bordering vegetated wetland.

3. Off Anderson Avenue (0 Sawmill Drive): Notice of Intent (NOI) for the proposed construction of a 3.2 mW (DC) ground mount solar energy system within a cranberry bog, and within the buffer zone of a wetland resource area (the applicant has requested continuance to January 24th, 2024).

ADJOURN:

NEXT REGULAR MEETING:

1. January 24, 2024

Join Zoom Meeting

<https://pactv.zoom.us/j/96816332793?pwd=WmZRUWhTc0dsWUxrNGhSSjBNdDFldz09>

Meeting ID: 968 1633 2793

Passcode: 756156

Or, dial by your location

+1 929 205 6099 US (New York)

This meeting of the Conservation Commission will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting or remotely. All Town Board and Commission meetings are required to provide remote participation. If there is a technical problem and remote participation cannot be provided, the meeting will end and be rescheduled.

The Town of Kingston advises its employees and the public that it does not discriminate based on a person's disability in employment or in access to its programs, services, and activities. This meeting location is accessible to people with disabilities. The Town of Kingston has designated Paul Armstrong to coordinate efforts to comply with the requirements of Executive Order 526, the Americans with Disabilities Act, the federal Rehabilitation Act and various other federal and state laws protecting the rights of people with disabilities.

If you have a disability and require a reasonable accommodation to fully participate in this event, please contact the ADA Coordinator no later than forty-eight (48) hours prior to the event by phone at 781-585-0505 or email parmstrong@kingstonma.gov to discuss your accessibility needs. Requests for accommodations or modifications made within the forty-eight (48) hour window will be honored to the maximum extent feasible, but it may not be possible to fulfill them.



KINGSTON CONSERVATION COMMISSION

26 Evergreen Street, Kingston, MA 02364



PUBLIC HEARING NOTICE

The Kingston Conservation Commission will hold a public hearing on Wednesday, January 10th in Section B, in accordance with the Wetlands Protection Act, M.G.L Chapter 131, section 40, as amended, and the Town of Kingston Wetlands Protection By-Laws, Chapter 13. This meeting is regarding the Notice of Intent received by Environmental Consulting & Restoration, LLC on behalf of applicants Benjamin and Wendy Conway regarding the property at 77 Country Club Way. The proposed work involves the construction of an inground swimming pool with associated patio, accessory building, retaining walls, landscaping, and associated grading within the buffer zone to a bordering vegetated wetland. Public Hearings begin at 7:00 p.m. and will continue alphabetically by section assigned. This meeting will be held in person in Room 200 of the Kingston Town House. The public will also be able to attend the meeting virtually through Zoom.

Please visit the link below to join the webinar:

<https://pactv.zoom.us/j/96816332793?pwd=WmZRUWhTc0dsWUxrNGhSSjBNdDFldz09>

Meeting ID: 968 1633 2793

Passcode: 756156

Or dial-in by telephone:

US: +1 929 205 6099

This notice is also available at masspublicnotices.org

Conservation Agent: Matt Penella