

TOWN OF KINGSTON
ZONING BOARD OF APPEALS

MINUTES
December 6, 2023

Members:

Mr. Paul Dahlen – Chairman
Mr. Doug Dondero – Vice Chairman
Mr. Lane Goldberg
Mr. Robert Mullen
Mr. Kevin Wrightington
Ms. Marsha Smith Meekins

In attendance in Room 200: Mr. Dahlen, Mr. Dondero, Mr. Goldberg, and Mr. Wrightington

In attendance via Zoom: Mr. Woods, Mr. Jason Silva, Mr. Matt Pennella and Ms. Marsha Meekins Smith

Mr. Dahlen opened the meeting of the Zoning Board of Appeals at 7:03 PM, seconded by Mr. Dondero.

Mr. Goldberg read the public hearing for 113 & 117 Wapping Road and motioned to open the hearing, seconded by Mr. Wrightington with a **VOTE** of 6-0-0. Roll call was taken from Mr. Woods and Ms. Marsha Meekins Smith

Appointment:

7:00 PM - A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 and via Zoom on Wednesday, December 6, 2023, at 7:00 PM to hear the petition of Priolo Wapping Realty, LLC., 233 Pembroke Street, Kingston, MA 02364. To request a Comprehensive Permit under Massachusetts General Laws Chapter 40B, to allow construction at 113 & 117 Wapping Road (the “site”) in Kingston (the “municipality”) of an age restricted residential development consisting of sixty (60) units (the “project”) on approximately 643,263 S.F. of land. Map 52 Lot 9 and Map 42 Lot 8. Mass Housing ID #1165. Traffic Impact Assessment by River Hawk Environmental, LLC., Marshfield, MA dated June 2023. Site Plan prepared by River Hawk Environmental Civil Engineering & Environmental Consulting, Middleboro, MA. Plans designed by, Plans Design, Quebec, Canada dated July 7, 2023.

Bob Regio, River Hawk Civil Engineering discussed the site, building on the property, spoke of site being used as a salvage yard in the past, wetlands, age restricted, design, garages, and access road, parking spaces and sidewalks along one side of the road. Spoke of traffic study with little to no impact, utilities, and test pits. The site is all sand. Spoke of options such as public water supply, wells, and offsite well. Storm management meets DEP standards. Runoff will be into drywell for each building. Cluster mailboxes will be at the front of the project. Packages will be delivered to the units. Trash barrels will be rolled out weekly. There will be walking trails and open space. Due to water supply issue may need to move the building.

Mr. Dahlen expressed his septic concern near wetlands, meeting the septic bylaws and conservation. Requested letter from police, fire, and water departments.

Bob Rego stated that they are greater than 100’ away from the wetlands and meet the local bylaw for septic. Spoke of sprinkler system.

Glenn Priolo spoke of sprinkler systems, tanks if they must go with wells there will be a tank in each unit and flow storage. Spoke of design and fire code.

Mr. Dahlen asked if there would be a secondary for septic in case it failed.

Bob Rego stated yes, there would be a secondary.

Mr. Dahlen stated that a ladder truck will need to be able to get around.

Bob Rego said they would meet the requirements for the ladder truck to get around.

Mr. Dahlen expressed his concern about no secondary access if entrance was closed. Questioned whether there would be run as a condominium association.

Bob Rego stated that there would be a master deed and bylaws for the condo association.

Mr. Dahlen spoke of a traffic study and peer review. The need to collect funds for escrow to cover this.

Glenn Priolo asked for clarification on escrow and peer review. (Glenn was given a list of names at the meeting for peer review by the executive secretary.

Mr. Dahlen asked the applicant why the project is age restricted.

Bob Rego stated that the project is age restricted to keep the septic flow under 10,000 gallons.

Mr. Dahlen asked about open space, not forested and requested the applicant work on greenspace and snow plan in place. Questioned where people would congregate outside. 21E? Erosion control? Roof drains and what if they fail?

Rob answered and spoke of infiltration and taking clean water from the roof. There will be operation maintenance plan.

Mr. Dahlen pooled the board.

Mr. Wrightington expressed his traffic concern onto route 106 and septic tanks. Requested a traffic study going onto 106.

Mr. Dahlen asked where septic tanks will be.

Bob Rego went over the plans to show Mr. Dahlen and the board. He went to explain the number of cars at peak hour and trips. States that there will not be an impact. Spoke of distance to make a safe intersection with straight views.

Mr. Dondero stated that everything has been covered.

Mr. Goldberg Spoke of planner staff report. Spoke of 11/15/2022 Selectmen letter. Open space needs to be addressed. Anu dumpsters, mail facilities.

Bob Rego explained that their plan may change due to the wells. The trash will be recycled and trash containment. There will be private collection on roll outs. Could do small dumpsters between units if needed.

Mr. Dahlen asked if there would be affordable housing.

Bob Rego stated that there would be 15 which will be spaced throughout.

Mr. Dahlen stated that the applicant will be asked where the affordable housing will be located.

Mr. Woods stated that he is puzzled by the comment of low to no impact on traffic. This will be adding to traffic at route 3A and route 106. It is adding to the issue that is already complicated.

Bob Rego explained the population, commuting and traffic study.

Ms. Marsha Meekins Smith questioned the septic systems and whether they would be the owner's responsibility.

Bob Rego explained that it would be the condo association's responsibility. Anything outside of the walls is the condo association's responsibility.

Glenn Priolo stated that the condo fees would estimate between \$240 and \$320. Affordable housing condo fees would be at a reduced rate. It is not much, approximately \$20. Reduction.

Ms. Marsha Meekins Smith asked what the two-family income sensitivity you're targeting or what the law targets.

Bob Rego stated that he believes that it is 80% of the median income.

Glenn Priolo explained the age restriction and moving into home. Speaking of price of units.

Ms. Marsh Meekins Smith stated that sounds deceptive.

Mr. Goldberg questioned if there would be a school bus stop and open space for children to congregate and not in rows.

Bob Rego stated No.

Ms. Marsha Meekins Smith asked if the traffic study was done during school. Especially needs to be done.

Mr. Dahlen stated that a peer review needs to be completed.

Mr. Goldberg stated that there needs to be updated plans showing open space.

Mr. Dahlen spoke of peer review and data. Asked what the ratio they used for parking spaces.

Bob Rego stated two per unit and garage in over and above.

Mr. Woods asked if each of the units has two bedrooms.

Bob Rego said yes.

Beth Deltufo, 105 Higgins Road asked where her property abuts to the project being proposed. How much soil will be removed? Expressed concern of environmental impact.

Glenn Priolo went over the plans with Beth and answered her questions.

Mr. Dahlen stated that if you do not have water, this project is dead in the water. Needs to figure out whether he can get on the town water or supply own water. Holding you to comprehensive permit.

List:

- find out where water is coming from
- septic
- pick out peer review people
- letter from fire
- police
- traffic study
- greenspace
- snow removal
- conservation letter
- condo association documentation written up
- location of affordable housing
- age restriction and flow

Mr. Woods asked how many test pits were drilled regarding environmental impact.

Bob Rego believes 18, 6 borings

MOTION: Mr. Goldberg motioned to CONTINUE 113 & 117 Wapping Road to February 7, 2024, at 7:00 PM, seconded by Mr. Dondero.

VOTE: 6-0-0

MINUTES:

November 1, 2023, motioned to **APPROVE** minutes by Mr. Dahlen, seconded by Mr. Wrightington.

VOTE 6-0-0

November 15, 2023, motioned to **APPROVE** minutes by Mr. Wrightington, seconded by Ms. Marsha Meekins Smith

VOTE: 6-0-0.

ADJOURN: Mr. Goldberg motioned to adjourn at 8:47 PM, seconded by Mr. Wrightington with a vote of 6-0-0

Respectfully submitted,

Debora Barry

Executive Secretary Zoning Board of Appeals