



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

**Meeting Minutes of March 25, 2024**  
**Approved June 10, 2024**

**Members:**

Thomas Bouchard, Chair  
David Gavigan, Vice Chair  
Alexander Graham, Member  
Robert Gosselin, Member  
Jonathan Barnett, Member  
Richard Kenney, Alternate Member

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**CALL TO ORDER**

Chairman Thomas Bouchard called the meeting to order at 7:01 PM

**ROLL CALL**

Thomas Bouchard: Present  
Jonathan Barnett: Present  
Bob Gosselin: Present  
Alexander Graham: Present

David Gavigan, and Richard Kenney were not present.

**Staff Present:**

Valerie Massard, Town Planner  
Erin Benoit, Assistant Town Planner

**AGENDA:**

**7:01 Review of Bond for Lot Release for Sylvia Pond Estates aka Nava Landing**

Town Planner Valerie Massard explains that there is one lot remaining in the Nava Landing (fka Sylvia Pond Estates) subdivision. There is a surety bond agreement that has been written and signed by both the mortgaging bank and the developer. If the Planning Board agrees that the performance guarantee is satisfactory there will be a vote to approve the agreement and subsequently, a vote to release all lots.

**Motion to enter into the surety agreement for Carl Djusberg/Nava Landing for \$168,000**

Motion: Jonathan Barnett  
Second: Alexander Graham  
All in Favor:

4-0-0

**Motion to release all lots for Sylvia Pond Estates aka Nava Landing**

Motion: Jonathan Barnett  
Second: Alexander Graham  
All in Favor  
4-0-0

**7:02 Warrant Article draft to introduce Bylaw Changes to Accessory Dwelling Units.**

Ms. Massard has been working with the consultant LDS extensively and reviewed the proposed changes and discussion was held.  
There will be a public hearing on April 22, 2024

**TOWN PLANNER REPORT:**

Brief update by Ms. Massard regarding MBTA Zoning. There will tentatively be an Open House in April or May to inform the public of the ongoing plans to comply with the State's requirements for MBTA Zoning, and answer any questions or concerns they may have.

**MINUTES:** The January 8, 2024, minutes could not be voted on as there were not enough members present that attended that meeting. They will be voted on at the next meeting.

The minutes of March 11, 2024, were reviewed.

**Motion to approve the meeting minutes of March 11, 2024, as presented.**

Motion: Jonathan Barnett  
Second: Alexander Graham  
All in Favor  
Vote: 4-0-0

**Update on unmet conditions of the special permit for Scott Spencer at 121 Main St.**

Mr. Spencer and his legal representatives have responded to the letter of enforcement sent by the Planning Board. Both Mr. Bouchard and Ms. Massard have spoken to Mr. Spencer who explained that he had been quite ill. He is on the mend now and has a plan in place to address and/or fix all the unmet conditions of the special permit.

**NEXT MEETING** will be Monday, April 8, 2024

**Motion to Adjourn**

Motion: Jonathan Barnett

Second: Alexander Graham  
All in Favor  
4-0-0

Meeting Adjourned.

**Materials Discussed/Reviewed at this meeting:**

- Agenda for Planning Board Meeting March 25, 2024
- Surety Bond Nava Landing (fka Sylvia Path)
- Lot Release Nava Landing (fka Sylvia Path)
- Minutes of January 8, 2024
- Minutes of March 11, 2024