



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

Meeting Minutes of April 8, 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

CALL TO ORDER

Chairman Thomas Bouchard called the meeting to order at 7:09 PM

ROLL CALL

Thomas Bouchard: Present
Bob Gosselin: Present
David Gavigan: Present

Jonathan Barnett, Alexander Graham, and Richard Kenney were not present.

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

AGENDA:

7:01 ANR Plan 33, 37, 45 Tarkiln Road (Map 13 Lots 29, 29-1, 29-2) to combine 3 lots into 2 lots.

The applicant believes that such approval is not required for the following reason: The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the zoning bylaw which requires 100 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

a. A public way or way which the Town Clerk certifies is maintained and used as a public way, namely Tarkiln Road.

Austin Chartier with McKenzie Engineering presented the ANR plan. The project proposes to convert three (3) existing lots into two (2) lots. There was a previous ANR from 2003 from Webby Engineering that had divided the lot into 3 parcels.

Both proposed lots have frontage on Tarkiln Road. There is an existing easement through the north part of the lot that services the Ojola property in Duxbury and as part of this project the easement will be relocated to the southern part of the lot (which Ojola has signed off on making their primary access through the southern part of the lot.)

Will Edes from DTM Law and Scott Brown from Brownbuilt Construction (the applicant) were also present and available for questioning.

Motion to endorse the ANR Plan 33, 37, 45 Tarkiln Road (Map 13 Lots 29, 29-1, 29-2) to combine 3 lots into 2 lots.

Motion: David Gavigan

Second: Bob Gosselin

All in Favor:

3-0-0

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

Lynne Sweet, LDS Consulting, present via Zoom

Town Planner Valerie Massard has been working with the consultant LDS extensively and reviewed the proposed changes and discussion was held. A slide show was not able to be shared on-screen due to a software issue on the laptop issued to Room 200.

The Powerpoint presentation was printed for the Board members and Ms. Massard showed the printed slides for the camera as she verbally described the graphics and read the narrative.

Some points of interest addressed were:

- What constitutes the definition of “habitable”;
- Should the ratio of gross floor area of primary structure plus the ADU remain at 30%;
- Should there be a minimum as well as a maximum square footage;

The consensus of the Planning Board, after discussion, was:

- To use the Building Code’s definition of habitable living space
- 30% ration is fine as is, and
- No maximum square footage will be added, the 30% ratio is adequate as is.

This article will be on the warrant for Town Meeting and small changes can be made, if necessary, after the public hearing.

The public hearing will take place on April 22, 2024.

MINUTES:

The January 8, 2024, and March 25, 2024, Planning Board meeting minutes could not be voted on as there were not enough members present that attended those meetings. They will be voted on at the next meeting.

NEW/OLD BUISINESS

Mr. Gavigan asked for the update on **unmet conditions of the special permit for Scott Spencer at 121 Main St.** The following information was repeated from the last meeting:

‘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 by June.

NEXT MEETING will be Monday, April 8, 2024

Motion to Adjourn

Motion: David Gavigan

Second: Bob Gosselin

All in Favor

3-0-0

Meeting Adjourned.

Materials Discussed/Reviewed at this meeting:

- Agenda for Planning Board Meeting April 8, 2024
- Minutes of January 8, 2024
- Minutes of March 25, 2024
- ADU Slideshow
- ANR Application and Mylar for Tarkiln Road