



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

Meeting Minutes of April 22, 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 7:00 PM

ROLL CALL

Thomas Bouchard: Present
Bob Gosselin: Present
David Gavigan: Present
Alexander Graham: Present
Jonathan Barnett, and Richard Kenney were not present.

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

AGENDA:

Town Planner, Valerie Massard read the Public Hearing Notice.

Chairman, Tom Bouchard gave a brief synopsis of the current ADU Bylaw, and the justification for the proposed changes to the bylaw.

Ms. Massard reviewed an email from Kingston resident, Nathan Hedberg, 5 Post Ct. Mr. Hedberg had a few questions relevant to the ADU warrant article that Ms. Massard answered respectively.

Ms. Massard further advised the public that anyone seeking a more in-depth explanation, should tune into the Town Administrator's "Town Talk" video, which covers the ADU Bylaw changes in detail.

In summation, the main changes proposed are:

- Including detached as well as attached units;

- Adding to the districts that can allow an ADU;
- Lowering the minimum necessary lot size to 20,000 square feet;
- Adjusting the setback requirements to allow for older homes to meet guidelines;
- Lowering the minimum unit size to 350 square feet;
- Allowing parking to use existing driveway;
- Removing the waiting period to build an ADU;

Mr. Bob Gosselin inquired as to whether there is a need to set a maximum square footage for the ADU i.e. 1,000 or 1,200 square feet and whether either structure (the original or the addition) could be considered the ADU after being built.

Mr. Bouchard and Ms. Massard agreed that if the 30% ratio is met, it does not matter if the original or ADU is considered the primary structure.

The Board and Town Planner discussed the option of setting a cap on the size of the ADU and agreed that a limit to the size of the ADU is not necessary.

Joining via Zoom, Jean Landis Naumann, the Chair of the Affordable Housing Trust offered a statement on behalf of the Trust.

“The Kingston Affordable Housing Trust has reviewed the proposed update to the zoning bylaws regarding accessory dwelling units and has offered just a few minor adjustments. At its meeting on April 11, 2024 the Trust voted unanimously to support the update and concept for the following reasons: there is a shortage of affordable housing in the town of Kingston; there is limited space available to build additional affordable housing; several inquiries have been received by the Planning Department to add ADUs indicating that there is an interest by homeowners for this change; this change provides an opportunity for homeowners to add a dwelling to their property that can generate income to the owner as well as increase the real estate taxes paid to the Town, which improves the value of the property. As written, the proposed changes limit the impact the ADUs would have on the neighbors as well as on the neighborhood. It increases access to jobs and services. It promotes compact development. It supports multi-generational living which is prevalent in many societies and the small square footage will have minimum impact on Town services such as, water, sewer, education, and emergency services. The long-term rental agreements will ensure stability as they will not be used as Airbnb’s or for transient populations. While the income from the ADUs will not be restricted, and thus not counted as an actual affordable housing unit by the State, the availability of housing at multiple price points will allow for the housing of individuals that add to the richness of community.”

Ms. Massard wishes to thank Jean Landis-Naumann and the Affordable Housing Trust for their help and support.

Motion: to close the Public Hearing on the ADU Bylaw.

Motion: David Gavigan

Second: Alex Graham

All in Favor:

4-0-0

Motion: to support the changes to the ADU Bylaw as presented.

Motion: David Gavigan

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

The next agenda item was a possible letter of support from the Planning Board for an MVP Grant pertaining to the acquisition of the property for sale by Roger Correira.

Town Planner, Valerie Massard explained that she has not prepared a letter because the details of the grant and the scope are unclear as is the question of who the applicant will be.

Chair Tom Bouchard explained his understanding of what a few entities in Town are looking to accomplish by acquiring this expansive piece of property. He expressed concern about any party moving forward without the completion of a 21E. As Ms. Massard has stated, Mr. Bouchard agrees that there are too many unknown factors to move forward with endorsement.

SIGNAGE ON WILLIAM C. GOULD WAY

Ms. Massard presented a copy of the letter sent to the 4 businesses that operate on William Gould Way. The Town owns the property on which the current sign for Lowe's is situated. Lowe's is not up to date on payments to their lease agreement to the Town. Since other businesses have developed on that road and have expressed interest in signage, the Town Planner has sent a letter to all the businesses asking if they would like to construct a proper sign that is sightlier and would contain the names of the participating businesses in this "industrial park". The businesses would pay for this new sign and agree to pay the Town for the land on which the sign would be erected.

MINUTES:

Motion to approve the minutes of April 8, 2024

Motion: David Gavigan
Second: Bob Gosselin
All in Favor
3-0-1 Alexander Graham abstains.

Motion to approve the minutes of March 25, 2024

Motion: Alex Graham
Second: Bob Gosselin
All in Favor
3-0-1 David Gavigan abstains.

The January 8, 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.

NEXT MEETING will be Monday, May 13, 2024

Motion to Adjourn

Motion: David Gavigan

Second: Alexander Graham

All in Favor

4-0-0

Meeting Adjourned.

Materials Discussed/Reviewed at this meeting:

- Agenda for Planning Board Meeting April 22, 2024
- Public Hearing Notice
- ADU slideshow by Valerie Massard and draft article for Town Meeting
- Email from Nate Hedberg
- Copy of letter sent to businesses on William Gould Way for joint signage.
- Minutes of January 8, 2024
- Minutes of March 25, 2024
- Minutes of April 8, 2024