



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

Meeting Minutes of May 11, 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 8:45 AM after some technical difficulty where no internet reception was available; no Zoom could be opened, a roll call vote was taken.

ROLL CALL

Thomas Bouchard: Present
Jonathan Barnett: Present
David Gavigan: Present
Alexander Graham: Present

Bob Gosselin, and Richard Kenney were not present.

Staff Present:

Valerie Massard, Town Planner

Lot release: All lots, Ocean Hill Estates subdivision. Town Planner Valerie Massard presented. The subdivision was constructed properly and lots released in the 1990s, according to the Planning Board Chairman at that time, current Kingston Building Inspector Paul Armstrong. At a later date, there was a deep sinkhole that the Town wanted to repair, and the Town took the roads as public, and the repairs were made. After searching the Registry of Deeds in preparation for a recent closing scheduled for this month, and after searching the archives and minutes, it has become evident that the Developers never recorded the lot releases, and while some lot release copies were located, this particular lot is not in the available records – at the time, there were no minutes taken. In order to rectify this for any future resales in the development, it is recommended that a new release of all lots be made available for recording on this sale, and other future sales as may occur.

David Gavigan moved that the lots be released; Alexander Graham seconded. The Planning Board voted unanimously (4-0) to release all lots.

NEXT MEETING will be Monday, June 10, 2024

Motion to Adjourn

Motion: David Gavigan

Second: Jonathan Barnett

All in Favor

4-0-0

Meeting adjourned at 8:55 AM.

Materials Discussed/Reviewed at this meeting:

- Lot release prepared for Ocean Hill Estates