



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

Meeting Minutes of June 10, 2024
Approved June 24, 2024

***Joint Meeting with MBTA Task Force**

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

Richard Kenney was not present.

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

Present via Zoom: Marc Massay and Todd Ray from PageThink, and Howard Levine from Second Horizon Capital.

MBTA Task Force Chairman, Tyler Bouchard was in attendance.

Mr. Chairman Tom Bouchard congratulated Alexander Graham on his election victory for a seat on the Planning Board.

REORGANIZATION

Motion: To nominate Tom Bouchard as Chairman of the Planning Board

MOTION: Bob Gosselin

SECOND: Jon Barnett

All in Favor
VOTE: 5-0-0

Motion: To nominate David Gavigan as Vice Chairman of the Planning Board
MOTION: Bob Gosselin
SECOND: Alex Graham
All in Favor
VOTE: 5-0-0

Motion: To nominate Alexander Graham as Clerk of the Planning Board
MOTION: Bob Gosselin
SECOND: Jon Barnett
All in Favor
VOTE: 5-0-0

Motion: To nominate Alexander Graham as Planning Board Member of CPC
MOTION: David Gavigan
SECOND: Jon Barnett
All in Favor
VOTE: 5-0-0

Discussion of creating a working group in conjunction with the Board of Selectmen and Staff to discuss negotiations for a new, private, transfer station that utilizes the train to transport waste.

David Gavigan expressed interest in being a Planning Board representative to the working group.

Only 2 members of the MBTA Task Force were present: Tyler Bouchard and David Gavigan. Due to technical difficulties, Ms. Massard was unable to share her slideshow presentation on MBTA Zoning.

Mr. Ray was able to share his screen and present the Kingston Collection Design Vision: Destination Kingston. The presentation was a comprehensive overview of all the visions for this property which are extensive.

Town Planner, Valerie Massard, unable to share her visual presentation, continued with a thorough verbal presentation of the MBTA Zoning we will be offering to the State. (Slides attached).

Discussion of amending our zoning by-laws in regards to signage townwide.

Lot Release- Charles Drive, Greystone Village.

Developer Mike Ferrone has 2 lots that he would like to sell those homes. He is seeking the release of Lots 19 and 12 and, in exchange, hold lots 7 and 1.

Motion: To rescind Lots 7 & 1 and release Lots 19 & 12 in the subdivision Greystone Village.
MOTION: Bob Gosselin
SECOND: Jon Barnett
All in Favor

VOTE 5-0-0

Discussion of the list of funds held in escrow. The Board discussed a couple of changes to the list that they were not ready to release.

Motion: To release funds held in escrow for the completed projects as discussed and listed.

MOTION: Jon Barnett

SECOND: Alex Graham

All in Favor

VOTE: 5-0-0

Discussion of sunsetting the residential phasing in the Fall when we do the MBTA Zoning which would allow the Town to apply for more grants like the Community One Stop Program for example.

Discussion Open Space Letter of Support.

The Open Space Plan was updated and sent to the State and it has been conditionally approved which makes us eligible for grants which relate to open space and recreation. One of the State's recommendation was to include a letter of support from the Planning Department.

Mr. Chairman spoke to the importance of doing what we can to comply with the State's requirements relative to all the state funding we receive.

Motion: Approve the letter of support as presented by Valerie Massard

MOTION: Jon Barnett

SECOND: Bob Gosselin

All in Favor

VOTE: 5-0-0

MEETING MINUTES:

Motion: To approve the Planning Board Meeting Minutes of January 8, 2024.

MOTION: Dave Gavigan

SECOND: Jon Barnett

All in Favor

VOTE: 3-0-2

Alex Graham and Bob Gosselin abstained.

Motion: To approve the Planning Board Meeting Minutes of April 22, 2024.

MOTION: Bob Gosselin

SECOND: Dave Gavigan

All in Favor

VOTE: 4-0-1

Jonathan Barnett abstained

Motion: To approve the Planning Board Meeting Minutes of May 11, 2024.

MOTION: Dave Gavigan

SECOND: Alexander Graham

All in Favor
VOTE: 4-0-1
Bob Gosselin abstains.

NEXT MEETING will be Monday, June 24, 2024

Motion to Adjourn

Motion: Jon Barnett
Second: Alexander Graham
All in Favor
5-0-0

Meeting adjourned at 8:33 PM

Materials Discussed/Reviewed at this meeting:

- Agenda June 24, 2024
- Lot Release Greystone Village
- Letter of Support for Open Space
- Zoning Bylaw section 10
- List of funds held in escrow
- Town Planner presentation slides (printed)
- Meeting Minutes of January 8th
- Meeting Minutes of April 22nd
- Meeting Minutes of May 11th