



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

Meeting Minutes of September 11, 2023
Approved 11/27/2023

Members:

Thomas Bouchard, Chair
David Gavigan, Vice Chair
Joanne Cullen, Clerk
Robert Gosselin, Member
Jonathan Barnett, Member
Richard Kenney, Alternate Member

CALL TO ORDER

Vice Chair David Gavigan called the meeting to order at 7:10 PM.

ROLL CALL

David Gavigan: Present
Jonathan Barnet: Present
Bob Gosselin: Present

Tom Bouchard, Joanne Cullen and Richard Kenney were not present.

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

Community Present via Zoom: none present.

Vice Chair David Gavigan asked for a moment of silence to honor the lives and memory of those who were lost on September 11, 2001.

Form A-ANR 6 Pico Ave. Map 76 Lot 70 Land Court Certification Page # 94525

Owners Patrick and Nicole Gorman of 6 Pico Ave to convey Parcel 7 of their lot to 70 to Applicants William and Christine Watson of 8 Pico Ave (Map 76 Lot 71).
Ms. Massard explains that we have seen these plans before but have an updated plan with a few small changes. Recommendation to accept the ANR as there will be no new construction and frontage will not be affected. This is a simple land conveyance between members of the same family.

Motion to endorse the ANR Plan as presented for 6-8 Pico Ave
Motion: Bob Gosselin

Second: Jonathan Barnett
All in Favor
Vote: 3-0-0

DISCUSSIONS:

Article For Fall Town Meeting Ms. Massard informed the Board that the Affordable Housing Trust has requested an article be put on the warrant for FTM on October 24, 2023. This is a request to amend the Zoning Bylaw by amending **Section 10 Administration, 10.3 Site Plan Review 10.3.B Submission Procedure Paragraph 10.3.B.3** to add the Affordable Housing Trust to the distribution list. This is to apply to residential housing as opposed to commercial use plans.

NEW/OLD BUSINESS:

- Joanne Cullen has stepped down from serving as Clerk and serving on the Planning Board. We thank her for her service and wish her the best. A new member will need to be appointed. Suggestions welcome.

TOWN PLANNER REPORT:

- **Prospect Street/Freedom Boat Club**, as a follow-up to the Special Meeting recently held, has made significant progress. We have received the letter about responsibility for the fence and maintenance of the plantings. The clearing and leveling is complete. All that is left is the plantings and a little work on the back hill.
- **Captain Jones Way** is top-coated and looks great, however they installed a speed hump instead of a speed table-so that will need to be removed and reconstructed. The current bond includes the speed table and is between \$52-53,000 according to Ms. Massard.
- **Christmas Tree Lane/ Sapling Circle** Staff are looking into releasing the escrow, which was requested years ago, but overlooked by previous staff. In doing this, a walk-through off the road and necessary work was done. Although the developer has passed away, we are in touch with the inheriting Trustee. Crack sealing and a patch are being done by the Trustee, at Tom Bouchard's request, prior to the Board being asked to release the escrow and performance bond. While coordinating the maintenance, Ms. Massard advised the residents of this work. The neighborhood is surprised to learn that their streets are private.
- **MBTA Zoning Task Force** is looking to meet at the end of September or beginning of October. The aim is to be ready for the Spring Town Meeting. The Planning Board will begin to discuss the MBTA Zoning on a more regular basis. Ms. Massard has applied for grants for technical assistance and will keep the Planning Board informed of any updates.
- **Tura's Corner** construction is going well despite the project going far over budget. Traffic has been challenging at times due to road closures, lack of police detail or flagger's etc. Mr. Gavigan noted that he is pleased that the construction has moved very quickly, all things considered.
- **121 Main Street/Dunkin' Donuts**-Mr. Spencer has not completed the punch list of items that are listed as conditions in his permit i.e., architectural changes to the side of the building facing the street as well as plantings. Ms. Massard has spoken to our Building Inspector, Jason Silva to follow up with Mr. Spencer as he has not been responsive to the

Planning Staff that have contacted him about not meeting conditions of the special permit.

- **Kingston Collection** met with Valerie Massard, Jason Silva and others to discuss upcoming plans for this property. Ms. Massard said it was a strong listening session with many positive ideas and suggestions presented.

MEETING MINUTES

Meeting minutes from previously approved April 10, 2023, meeting needed a correction in spelling of Paul Schiele's name.

Motion to approve the minutes of April 10, 2023, with change in spelling error corrected.

Motion: Bob Gosselin

Second: Jonathan Barnett

All in Favor

Vote: 3-0-0

Motion to approve the minutes of January 9, 2023, as presented.

Motion: Bob Gosselin

Second: Jonathan Barnett

All in Favor

Vote: 3-0-0

Motion to approve the minutes of January 23, 2023, as presented.

Motion: Jonathan Barnett

Second: Bob Gosselin

All in Favor

Vote: 3-0-0

Motion to approve the minutes of February 13, 2023, as presented.

Motion: Bob Gosselin

Second: Jonathan Barnett

All in Favor

Vote: 3-0-0

Motion to approve the minutes of March 13, 2023, as presented.

Motion: Jonathan Barnett

Second: Bob Gosselin

All in Favor

Vote: 3-0-0

Motion to accept the minutes of March 27, 2023, as presented.

Motion: Bob Gosselin

Second: Jonathan Barnett

All in Favor

Vote: 3-0-0

Motion to adjourn.
Motion: Jonathan Barnett
Second: Bob Gosselin
All in Favor.
Vote 3-0-0

Meeting adjourned 7:31 PM

Materials Discussed/Reviewed at this meeting:

- Agenda for Planning Board Meeting September 11, 2023
- Meeting minutes for January ,2023
- Meeting minutes for January 23, 2023
- Meeting minutes for February 13, 2023
- Meeting minutes for March 13, 2023
- Meeting minutes for March 27, 2023
- Meeting minutes for April 10, 2023
- Mylar for signature for Pico Ave