



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

Meeting Minutes of October 16, 2023
Approved 11/27/2023

Members:

Thomas Bouchard, Chair
David Gavigan, Vice Chair
Alexander Graham, Member
Robert Gosselin, Member
Jonathan Barnett, Member
Richard Kenney, Alternate Member

CALL TO ORDER

Vice Chair David Gavigan called the meeting to order at 7:00 PM.

ROLL CALL

David Gavigan: Present
Alexander Graham: Present
Bob Gosselin: Present

Tom Bouchard, Jonathan Barnett, and Richard Kenney were not present.

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

Vice Chairman David Gavigan welcomes our newest member of the Planning Board, Alexander Graham who will serve on the Board until the next election when he is eligible to run for the seat to serve on the Board for the 2-year term.
Alex states he is happy to be on the Board.

7:02 **Public Hearing-** Zoning Article 21-Special Town Meeting- to add Affordable Housing Trust to site plan review distribution list (on residential plans only).

Town Planner Valerie Massard read the Public Hearing Notice.

This article 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.

Jean Landis Nauman was invited to present but did not attend the meeting. With Vice Chairman's permission, Valerie Massard gave a summary of Article 21 on the Town Meeting Warrant. The Housing Authority has been seeking the ability to offer input on different types of

housing plans like 40B's and apartments for example. They are only interested in residential as opposed to commercial development. Ms. Massard states that as the Town Planner, she would recommend that the Planning Board support this article.

Mr. Gosselin asked who is responsible for keeping track of the housing units we already have. Ms. Massard states that it has become the Planning Department responsibility since she arrived. Mr. Gosselin then asked if the Housing Trust could do it, to which Ms. Massard says that it has not been done by anyone in Kingston for years and so she and Ms. Benoit have been gathering the information, researching the Registry of Deeds and compiling an inventory. Mr. Gosselin asked about the scope of our responsibilities. Ms. Massard explains that we are just recording that they were built and that they meet the housing standards for the State, under the Subsidized Housing Inventory that they keep track of for 40B. This requires some reporting from the Town which had not previously been done. This is why we are doing all the work to bring the records up to speed and match the information that the State has. It still means that we are around 5%. Mr. Gavigan asked a question about the transfer of rental units that were deemed "affordable". Ms. Massard states that is out of the Town's scope of responsibility. The Regulatory Agreements are in place but not enforced or monitored by the Town; rather the permit required, and the RA specifies the agent who does this kind of oversight work for each project.

Appointment Prateek Tare joining via Zoom providing an update on the previously approved solar arrays at 126 Ring Rd, Site Plan for Solar (Map 70 Lot 4-4) 131-137 Ring Rd, Site Plan for Solar (Map 69 Lot 1).

There were technical difficulties in Mr. Tare sharing his screen, so Ms. Massard held up to the camera the 2 site plans.

She informs the public that these are on the Town line with Plympton and were previously approved by the Planning Board. There are plans showing 2 bogs: The Dunham bog and to the Correira bog. Mr. Tare said he has created an exhibit to show that the footprint has reduced given that there are more efficient modules now available since the approvals. They will be able to place them in a way that will reduce the overall footprint of the job. The sizing is similar, there are just fewer modules.

Originally, on the plans approved in 2020, the Dunham bog showed 9,730 panels-now there will be 5,746 panels. On the Correira bog, the original plans showed 6,340 panels-now 2,340. Everything else on the 2020 approved plans remains the same as far as landscaping, seeding, a fence and any previous requirements listed on original site plan. The 16 ft trees to be planted before construction begins have been delivered and will be planted soon along with the building of the berm, (these are a result of the negotiations with the abutters). This will serve as a screen while construction is being done. Mr. Tare expects these requirements will be met within the next week or so. Mr. Tare's company expects to start construction in the second week of November. A pre-construction, on-site meeting will take place prior to construction to include all relevant departments, i.e., Planning Department, Conservation, Fire Department, Building Department, Electrical and landowners to go over details and answer any questions. Construction will commence in November as stated and expected to extend into March of 2024. Eversource is reviewing the project on their end and will most likely be ready around April or May to connect the electricity.

Mr. Vice Chair David Gavigan confirms with Mr. Tare that the panels will be atop of 10-ft tall posts and the bogs will still be harvested below them.

Appointment Brian Donahoe from the Sewer Commission to present the Town Meeting Warrant Article 15 regarding sewer expansion. The slide show presentation was not shown at this meeting but can be found on the Town's website. Mr. Donahoe briefly gave his sewer commission history starting in 1999 where he served 3 terms. He was not a member for 23 years but returned August 1st of this year. Article 15 is seeking Town funding to allow the Sewer Dept to construct the last piece of the wastewater treatment expansion project by creating a leaching field on the Davis property (located near the commuter rail train station.) Mr. Donahoe stated, "it's critical to us being able to finish the ability to take treated wastewater and discharge to the ground. Right now, we do not have that capacity." Mr. Donahoe described the history of the sewer project and the timeline of things that did or did not occur related to its completion. He emphasizes that all of the money that is going to be used to pay back this loan will be paid for by users only. Anyone on the sewer system pays betterments to be appropriated for and used for the capital costs, and the operation costs are paid back through the sewer commission as fees that relate to the water use for those properties. The leaching field that we currently use is located under the driving range at Indian Pond Country Club and was designed to take half of the flow of the built-out treatment plant. It was also intended only to be used intermittently. The wastewater was supposed to be treated and used for irrigation at the golf course, but that plan fell through. So, instead of being used for irrigation half of the year, the water goes into the ground year-round. The leaching fields have been working full time for 23 years which is more than they were designed to be used. Consequently, the overuse could lead them to fail causing catastrophic results. Trying to fix a failed leaching field the size of that area would be a very difficult and very costly emergency project. If the fields fail, there would be treated but not disinfected wastewater going into our river, and ocean.

Motion to support Special Town Meeting Article 15 as presented.

Motion: Bob Gosselin

Second: Alex Graham

All in Favor

Vote: 3-0-0

DISCUSSIONS:

NEW/OLD BUSINESS:

TOWN PLANNER REPORT:

- **Prospect Street/Freedom Boat Club** has installed all of their plantings and they make a significant improvement to the impact of the view from the residences. Boats are expected to be brought in for winter storage soon.
- **MBTA Zoning Task Force** had a productive meeting on Monday, October 2, 2023. They will be working with the new owners of the Kingston Collection, who agreed to bring in a land use consultant to help look at the MBTA zoning for their property which

staggers the half mile radius of the train station which is favorable to the Town of Kingston in terms of trying to sort out where to locate that requirement from the State.

- **Old Colony Planning Council**-is starting its Kingston 3A Corridor Study. They are going to study traffic movements, zoning and economic “gaps” in terms of uses that we could identify that could be supporting our economy along the corridor from the town line of Plymouth to the town line of Duxbury. It will be intensive and we are looking forward to working with the other departments, stakeholders, the business association and the Boards and Committees. There will be public outreach involved as well.
- **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.

MEETING MINUTES

Minutes were not voted on for approval as there were not enough voting members present to do so.

NEXT MEETING will be Monday, November 13, 2023

Motion to adjourn.

Motion: Bob Gosselin

Second: Alexander Graham

All in Favor

Vote 3-0-0

Materials Discussed/Reviewed at this meeting:

- Agenda for Planning Board Meeting October 16, 2023
- Public Hearing Notice
- June 12, 2023
- August 21, 2023
- August 30, 2023 (Special Meeting)
- September 11, 2023
- 126 Ring Road Solar Plans dated October 4, 2023 (revised)

