



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

Meeting Minutes of June 24, 2024
Draft

Members:

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

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

Announcement for vacancy of Alternate Member of the Planning Board

Richard Kenney is thanked for serving as Alternate for several years and the Board accepts his resignation.

Mr. Chairman gave a brief explanation of the duties of the Alternate. One volunteer application has been received from David Gleason. Mr. Bouchard announced to the public that there is a vacancy and anyone wishing to volunteer should contact the Planning Department at the Town House.

Lot Release- Charles Drive, Greystone Village.

Developer Mike Ferrone of Briarwood Construction is seeking the release of 6 lots of the 13 currently held. (Lots; 53-1, 53-5, 53-9, 53-15, 53-16, 53-18 on Parcel Map 51.) He states that Rockland Trust has appraised the lots at around \$222,000 each, bringing the total value of the 13 lots held by Kingston to \$2.7 million.

The bond the Town is looking for is \$333,715.00 to finish the roads. Mr. Ferrone is requesting the release of the 6 lots which includes the two (2) affordable housing units.

Mr. Ferrone is waiting on David Cashman from SEB to give him the LIP agreement. Mr. Chairman advised Mr. Ferrone that no more lots will be released, nor a bond set, until the LIP agreement is received.

Motion: To release lots 53-1, 53-5, 53-9, 53-15, 53-16, 53-18 on Parcel Map 51

MOTION: David Gavigan

SECOND: Bob Gosselin

All in Favor

VOTE: 5-0-0

*Mr. Ferrone gave Valerie Massard high praise.

Public Hearing 70 Summer Street Special Permit

Motion: To open the Public Hearing

MOTION: David Gavigan

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Alexander Graham read the Public Hearing Notice:

The Kingston Planning Board will hold a public hearing on Monday, June 24, 2024 at 7:03 p.m. at the Kingston Town House, 26 Evergreen St, Kingston, Massachusetts, in Room 200 on the petition of Mimorelia, LLC c/o Ezequiel Sandoval Arreguin for approval of a Special Permit per the Town of Kingston Zoning Bylaw Section 5, Table of Uses, in order to construct a six-unit residential use on the 2nd and 3rd floor over a first-floor business use, on land owned by the applicant at 70 Summer Street, Kingston, Plymouth County, Massachusetts and as shown on the designated Kingston Assessor's Map 36 Lot 10 in the Town Center District. A copy of the application and plans are available for inspection at the Town Clerk's Office, 26 Evergreen Street, Kingston.

The petitioner or his/her representative, and any person interested or wishing to comment on the proposal, should appear at the time and place designated.

Motion to continue the Public Hearing to July 22, 2024, at 7:03 PM at the request of the Applicant.

MOTION: David Gavigan

SECOND: Alexander Graham

ALL IN FAVOR:

VOTE: 5-0-0

Appointment- representative for developer of solar array at 126 Ring Road to present a plan to request modification of existing fence.

David Moulton of Distributed Energy Infrastructure, seeking permission to modify the approved plans for existing fencing around the solar array at 126 Ring Road. Mr. Moulton requests the Planning Board allow the fence to be 50 feet from the road and 50 feet wide with a 20-foot roller gate that secures the site from vegetation to vegetation on either side. This would improve traffic flow to the site, tie the fence into vegetation boundaries and remove any danger from the fence being below a medium voltage line.

Motion: to allow modifications to site plans regarding fencing at 126 Ring Road Solar as discussed

MOTION: Bob Gosselin

SECOND: Alex Graham

All in Favor

VOTE: 5-0-0

Discussion- Parking at the swimming pool at Indian Pond Estates

Ms. Massard presented the letter of complaint to the ZBA and copying the Planning Department from residents of Indian Pond Estates. In 2005, the parking lot was approved with adequate parking. Recently there was an event in which the parking at the swimming pool area overflowed onto grass areas etc. Ms. Massard also relayed there was a complaint about a “sink hole”. It was found not to be a sinkhole, but rather, a place where a frame and grate were not placed over a drainage area, the manhole cover may have rotted out and the pavement around it caved in. Ms. Massard said there was a temporary piece of sheet metal put over it right away until it was fixed properly. These are private roads that the Town of Kingston cannot tend to or fix. This has been an ongoing issue for 20 years and though Mr. Tonsberg has been court-ordered to repair and finish the roads, he refuses to do so and has appealed the judge’s decision on that ruling.

Mr. Chairman would suggest that the Planning Board send a letter to the Building Commissioner asking that they enforce the zoning laws and enforce parking in the designated parking spaces. The Board agreed and the Town Planner will draft the letter on the Board’s behalf.

Discussion-Planning Assistance Grant

Town Planner, Valerie Massard, explained that the Planning Department is applying for a grant offered by the Commonwealth’s Office of Energy and Environmental Affairs (aka EEA). Ms. Massard had approached the Affordable Housing Trust that has agreed to match the grant up to 10%. The Planning Department has money in a public benefit account that Ms. Massard would like to use \$8,000 of, to match the grant at a rate of 10% and an additional 5% match would come from Valerie Massard’s own time. If awarded, this grant would be used to do an update to the Housing Production Plan which needs to be recertified by February 2026.

Motion: To sign a letter of support from the Planning Board to apply for the EEA grant.

MOTION: Bob Gosselin

SECOND: Jonathan Barnett

All in Favor

VOTE: 5-0-0

Motion: To allow the Town Planner to use \$8,000 from the Public Benefit account to apply for the EEA grant.

MOTION: Jonathan Barnett

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Update from Town Planner

Ongoing project: Ms. Massard has asked the consultant, Pat Brennan, to update the subdivision plates (the cross-sections of the roads) in the Subdivision Rules and Regulations. They've been photocopied to the point where part of them isn't even in the rules and regulations anymore. In his review, Mr. Brennan has found some discrepancies between the written text and the drawings.

The money to fund the consultants' services is being taken from the Planning Department's engineering budget.

MEETING MINUTES:

Motion: To approve the Planning Board Meeting Minutes of June 10, 2024, as presented.

MOTION: Dave Gavigan

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Mr. Chairman invited a few guests present to speak.

Mr. Howard Levine and Camilo Verela, co-founders and owners of Second Horizon Capital and the owners of Kingston Collection, fka as Independence Mall. They expressed their eagerness and excitement over the project to rebuild this area (the mall) in collaboration with the Town and its residents. The Planning Board expressed equally their eagerness to see the exciting plans move forward and thank them for being so communicative and a pleasure to work with.

NEXT MEETING will be Monday, July 22, 2024

Motion to Adjourn

Motion: Bob Gosselin

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
- Site Plan 126 Ring Road
- Meeting Minutes of June 10, 2024
- Public Hearing Notice 70 Summer Street
- Indian Pond Estates letter of complaint and original site plan review 2005
- Handout of Housing Needs Assessment
- Draft letter of support for EEA grant application