



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

Meeting Minutes of July 22, 2024
Approved August 12, 2024

Members:

Thomas Bouchard, Chair
David Gavigan, Vice Chair
Alexander Graham, Clerk
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

Announcement for Zoning Board of Appeals Alternate Member opening.

Anyone interested should contact the Town Manager at 781-585-0500.

Appointment recommendation for Planning Board Alternate Member

One application for Planning Board Alternate has been received. David Gleason, who is the son of Ron Gleason, who previously served the Town of Kingston on the Planning Board, the Zoning Board of Appeals and as a Selectman.

Mr. Chairman makes public the knowledge that Dave Gleason is the boyfriend of Assistant Town Planner, Erin Benoit. Mr. Chairman does not see any conflict. Mr. Gleason would only vote in the event there is a special permit where 4 votes are needed and there is a voting member absent.

Motion: To recommend to the Board of Selectman that David Gleason be named Alternate Member of the Planning Board
MOTION: Bob Gosselin
SECOND: Alexander Graham
All in Favor
VOTE: 5-0-0

The previous Alternate Member, Richard Kenney Jr., is publicly thanked for his many years of serving the Town.

Public Hearing (continued) 70 Summer Street Special Permit

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.

Kevin Grady, Principal Engineer of Grady Consulting, representing the applicant, Ezequiel Sandoval Arreguin and a representative from Off The Grid Architectural + Space Planning were present.

The proposed project is for not more than 3 units which is allowed in the Town Center Zoning District with Special Permit. The original proposal included plans to construct a third floor of the building with 3 additional apartments. Due to finances, Ezequiel has decided to modify his plans and not construct an additional level, thus eliminating the 3 proposed apartments. He currently has a Building Permit for an office on the first floor, and an office and 2 apartments on the second floor. Mr. Sandoval would like to convert the second-floor office into another apartment unit. This change still requires a Special Permit as it would change the dwelling units.

Mr. Grady states that the previous owner of the building had an order of conditions from the Conservation Commission to pave the parking lot and to construct storm water rain gardens. The applicant would only be altering the inside: the second-floor office to an apartment. Mr. Grady addressed how he feels they meet the necessary requirements in the Zoning Bylaw. Discussion ensued regarding the adequacy of the water supply. The water department may or may not allow an upgrade as there is a water moratorium. If they do not, the applicant will drill a well. This is a decision that would be made by the Water Commission.

Mr. Grady asks that the Planning Board approve the Special Permit on the condition that the Fire and Water Department signs off on adequate water supply. Mr. Bouchard asks if there was an occupancy permit which Mr. Grady said there was, for the first floor (office).

Town Planner, Valerie Massard asks Mr. Grady if, with the reduction in dwelling units, the owner may be willing to reduce the parking by a couple of spots, to increase outdoor space for the residents. Mr. Grady responded that the applicant would prefer not to do so, as there may be a possibility of him applying to construct the third floor in the future. Ms. Massard advises Mr. Grady that a new filing with the Conservation Commission will be necessary to construct a third story, as stated by the Conservation Agent.

Mr. Chairman invited members of the public to speak at this time.

Ms. Eileen Mill 82 Summer Street Map 36 Lot 13 is speaking as an abutter. She is seeking reassurance that there will not be negative impacts felt by nearby residences. Her concerns mention noise levels increasing (as more people live there) as well as the number of people living in the home relative to traffic noise and headlights shining in their yard and the noise of people coming and going. She also inquired about trash pickup and standing water on the property.

Mr. Grady stated standing water is due to temporary staging in preparation of installing the rain garden. Mr. Grady agreed to add some additional trees.

Ms. Massard listed the recommended conditions (in addition to the regular requirements): headlight screening, fixed exterior lighting adjusted to not shine onto neighboring properties, no dumpster is shown and if there is one put there in the future, it should have adequate screening and pickup times should be allocated to after 8AM, water and fire requirements must be met before an occupancy permit can be issued, the conservation storm water improvements must be completed before November 1st of this year.

Motion: To close the Public Hearing

MOTION: David Gavigan

SECOND: Jonathan Barnett

All in Favor

VOTE:5-0-0

Motion: To approve the Special Permit with the discussed contingencies

MOTION: Jonathan Barnett

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Motion To approve Site Plan with the conditions discussed

MOTION: Bob Gosselin

SECOND: Jonathan Barnett

All in Favor:

VOTE: 5-0-0

Site Plan Review-Solar Array at “The Bog”

Brad McKenzie of McKenzie Engineering, representing RER Energy for the installation of 2 solar canopies at the rear of 188 Summer Street at The Bog skating rink.

Mr. McKenzie gave a brief history of the property. This project involves the installation of 2 (two) ground-mounted canopies in the rear parking lot. One of them is 234 panels, the other is 366 panels-a total of 384 kilowatts. The plans show that the clear span is about 14 feet at the center of the panel system, and they extend about 24 (twenty-four) feet in each direction. The parking spaces will all remain as they are striped with no reduction.

Joining via Zoom is Andrew Biederman from RER Energy Corporation to answer any questions.

Motion: To approve the Site Plan with the contingency that the concern about adequate turning radius is addressed to Fire Dept

MOTION: Bob Gosselin

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Appointment- Rob Cuoco, Town of Kingston Facilities Manager

Mr. Cuoco seeks feedback on the long-term plan of new and cohesive signage for the Town moving forward. He presented some examples of types of signs with varying colors and styles and sizes. The feedback from the Planning Board is positive.

Discussion-Captain Jones Landing

Disposition of the performance guarantee bond will be continued to August 12, 2024. Most of the conditions have been met and Ms. Massard is in contact with the developer to finish the list of required conditions.

David Chausse of 10 Barrows Brook Circle spoke of a few questions/concerns. He is concerned about lot markers, some screened loam to be added to backfill behind installed curbing between the sidewalk and the road, a few trees that seem to be dying, and acceptance of the road by the Town.

Informal review 121 Main Street

The owner of the property has been working with the Planning Department in finishing the small list of required conditions. One of the remaining conditions is the installation of the bike rack. The proposed location was discussed.

Motion: To approve the location of the bike rack at 121 Main Street as presented

MOTION: David Gavigan

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

Discussion: Freedom Boat Club on Prospect Street. The trees have been straightened and staked. Ms. Massard recommends waiting to see how the plantings fare before release of the site plan review escrow. The Board agrees.

MEETING MINUTES:

Motion: To approve the Planning Board Meeting Minutes of June 24, 2024, as presented.

MOTION: Bob Gosselin

SECOND: Alexander Graham

All in Favor

VOTE: 5-0-0

NEXT MEETING will be Monday, August 12, 2024

Motion to Adjourn

Motion: Jonathan Barnett

Second: Alexander Graham

All in Favor

VOTE:5-0-0

Meeting adjourned at 8:51 PM

Materials Discussed/Reviewed at this meeting:

- Agenda July 22, 2024
- Application for Planning Board Alternate
- Site Plan 70 Summer Street
- Public Hearing Notice 70 Summer Street
- Site Plan 188 Summer Street Solar Array
- Pictures of examples of Town Signage
- Site Plan 121 Main St to show bicycle rack location
- Meeting Minutes of June 24, 2024