



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

Meeting Minutes of October 7, 2024
Approved October 28, 2024

Members:

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

CALL TO ORDER

Chairman Thomas Bouchard called the meeting to order at 7:00 PM

ROLL CALL

Thomas Bouchard: Present
Bob Gosselin: Present
David Gavigan: Present
Jonathan Barnett: Present
Alexander Graham: Present.
David Gleason: Present

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

AGENDA:

7:02 Public Hearing Petitioner, Jack Breen, filed a Special Permit application for approval to allow for an Accessory Dwelling Unit (ADU), at his property on 195 Summer Street, Map 13 Lot 18.

“The Kingston Planning Board will hold a public hearing October 7th, 2024 at 7:02 PM at the Kingston Town House, 26 Evergreen St, Kingston, Massachusetts, in Room 200 on the Petition of Jack Breen (aka John Breen) for approval of a Special Permit per the Town of Kingston Zoning Bylaw Section 5.2 Table of Uses and per Section 7.8 Accessory Housing Units to allow for an accessory dwelling unit at property owned by the Petitioner located at 195 Summer Street and as shown on the designated Kingston Assessor’s Map 13 Lot 18. A copy of the application and

plans are available for inspection at the Town Clerk's Office, 26 Evergreen Street, Kingston, during regular hours.

Any person interested and desiring to comment on these items should appear at the time and place designated above. The complete text and any pertinent maps are on file and available for inspection at the Town Clerk's Office, Room 102, 26 Evergreen Street, Kingston."

Mr. Chairman informed the public that since the Attorney General has not approved the Town's changes to the ADU Bylaw, the Planning Board will refer to the previously approved (current) Bylaws in regard to ADU regulations.

Mr. Jack Breen of 195 Summer Street, briefly gave overview of his plans to convert his home's previous office space to an accessory dwelling unit.

Motion to close the Public Hearing

Motion: Bob Gosselin
Second: David Gavigan
All in Favor
Vote 5-0-0

Motion to endorse the ADU plan for 195 Summer Street Map 13, Lot 18 as presented.

Motion: Jonathan Barnett
Second: Bob Gosselin
All in Favor:
5-0-0

7:03 PM ANR (Approval Not Required) Nava Landing (aka Sylvia Pond Estates) & Elm Street

Petitioner, Carl Djusberg of Absolute Builders, LLC has filed a Form A application for approval of a plan to combine Lot 37-1 (on Map 72) with Parcel B (as referenced in agenda packet), and to combine Lot 25 (on Map 63) with Parcel A (as referenced in agenda packet). The result would be the same two (2) lots, with larger square footage in each.

Motion to endorse the application of ANR for Nava Landing as discussed and presented

Motion: Dave Gavigan
Second: Alexander Graham
All in Favor
5-0-0

DISCUSSION: of Captain Jones and bond agreement with Mr. Sheerin (developer) has been moved to the October 28th meeting.

TOWN PLANNER REPORT:

Town Planner, Valerie Massard reviewed the Planning Board's articles for Special Town Meeting on November 19, 2024.

The 2 warrant articles to be proposed are for MBTA Zoning and for the sunseting of the community development scheduling.

The Public Hearing for these articles will be held on October 28, 2024.

Simple majority (51%) is needed for this to pass at the Town Meeting November 19th.

Ms. Massard presented the collaboration with DPW regarding the formation of a school zone.

She also informed everyone that the State has made updates to the Accessory Dwelling Unit regulations and definitions of the law. The new law is slated to take effect sometime in February. As these changes are made, Kingston will make adaptations as necessary at that time.

MINUTES: August 12 , 2024

Motion to accept the minutes of August 12, 2024, as presented.

Motion: David Gavigan

Second: Jonathan Barnett

All in Favor

Vote: 4-0-1

Alexander Graham abstained.

Next meeting will be held Monday, October 28, 2024.

Ms. Massard suggests an Open House immediately preceeding the next Planning Board meeting so the general public can come in and ask questions and familiarize themselves with MBTA Zoning before the Special Town Meeting vote on this. The Board is in agreement.

Motion to adjourn

Motion: David Gavigan

Second: Bob Gosselin

All in Favor

5-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda October 7, 2024
- ANR Nava Landing
- ADU 195 Summer Street
- School Zone plan
- Meeting minutes of 08/12/2024