



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

Meeting Minutes of October 28, 2024
Approved 12/09/2024

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 7:03 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:

7:01 PM Public Hearing-Warrant Article to amend Zoning Bylaws regarding MBTA Zoning and Residential Development Scheduling, respectively.

The Planning Board will hold a public hearing on Monday, October 28th, 2024 at 7:01 p.m. at the Kingston Town House, Room 200, 26 Evergreen Street, Kingston, Massachusetts, to present and discuss the following items for action at the 2024 Special Town Meeting which propose to:

1. To see if the Town will vote to amend the Town of Kingston Zoning Bylaws as follows, in order to comply with G.L. c. 40A sec. 3A and the Compliance Guidelines of the Executive Office of Housing and Livable Communities (EOHLC): (1) by adding terms relevant to the new proposed

MBTA Communities Multi-family Overlay District (MCMOD) to Section 2 Definitions; (2) by modifying Section 3.1.B Overlay Zoning Districts under Section 3 Zoning Districts, to add reference to the MBTA Communities Multi-family Overlay District (MCMOD); (3) by modifying Section 6 Overlay Districts 6.1.A to add a new MBTA Communities Multi-family Overlay District (MCMOD); and (4) to amend the Town of Kingston Official Zoning Map to include the MCMOD Overlay District, or take any other action relative thereto; and 2. To see if the Town will vote to amend the Town of Kingston Zoning Bylaw, Section 9.7 Residential Development Scheduling, by deleting the Section in its entirety, or take any other action relative thereto. 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 and online at <https://www.kingstonma.gov/DocumentCenter/View/5268/KingstonMBTA-ZoningDistrict-WarrantArticle>.

Town Planner, Valerie Massard presented a slideshow and talked through the individual slides detailing the MBTA Zoning proposal to be voted on at Town meeting on November 19, 2024. This slideshow is, and has been, available on the Town of Kingston's webpage. Also, an Open House regarding this subject preceded this Planning Board meeting. Two special Town Administrator Local Seen cable TV videos are also dedicated to the topic.

Ms. Massard further explained the relationship of our Town's compliance to the State's demand for zoning for housing will affect the new mall owner's plans for redevelopment, and that non-compliance not adopting the zoning-will limit access to needed grant funding.

Mr. Gleason asked for reiteration that the grant money and funding from the State to be forfeited includes many unknown upcoming funds. Ms. Massard agreed this was correct.

Mr. Graham notes that this is an ideal location for this type of zoning.

Mr. Gavigan stated that while he likes that the housing will be in an already developed area and no major tree clearing etc. will take place, he would hope that the 10% affordable housing would "actually be affordable".

Ms. Massard notes that this is a "by right" process. There is not a special permit process, but a site plan review.

Mr. Chairman, Tom Bouchard addressed the room to share his understanding and thoughts regarding this demand by the State and Kingston's proposal of compliance. In summation, Mr. Chairman, though vehemently disagrees with the State forcing towns to comply and withholding OUR OWN money from us. However, what the town of Kingston stands to lose more than it can afford to lose. The mall needs to be redeveloped, with the added revenue from commercial that will be recognized. Kingston is in a better position than many other towns to comply with this type of "blackmail". Mr. Chairman endorses this plan.

Eric Crone 43 Longwood Circle (Chair of the Selectboard but commenting as a parent and taxpayer). Mr. Crone acknowledged the hard work the Planning Department has put into this

plan. He believes that we need to look at what the total amount of tax assessment revenue would be received from 500 apartment units. We then need to look at what the costs are. Mr. Crone estimates (based on the apartments already by the mall and not including any commercial revenue) that there will be approximately 80 new students from the new housing entering into our school system at an average cost of \$15k per student-so totaling approximately \$1.2 million to educate 80 students in district. However, we don't know how many students that require special services that require us to send them out of district for special education which carries a much greater financial cost. Mr. Crone worries that the income from taxes may not cover the costs that the Town will incur.

Motion to close the Public Hearing for the MBTA Zoning article

Motion: David Gavigan
Second: Jonathan Barnett
All in Favor
Vote 5-0-0

Motion to endorse the Article to amend Zoning Bylaws regarding MBTA Zoning and Residential Development Scheduling, respectively.

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

Part 2 of Public Hearing: Article to see if the Town will vote to amend the Town of Kingston Zoning Bylaw, Section 9.7 Residential Development Scheduling, by deleting the Section in its entirety, or take any other action relative thereto.

Motion to close the Public Hearing for the sunseting article.

Motion: David Gavigan
Second: Jonathan Barnett
All in Favor
Vote 5-0-0

Motion to endorse the Article to see if the Town will vote to amend the Town of Kingston Zoning Bylaw, Section 9.7 Residential Development Scheduling, by deleting the Section in its entirety, or take any other action relative thereto.

Motion: Bob Gosselin
Second: Jonathan Barnett
All in Favor

Vote 5-0-0

7:02 PM Public Hearing- 22 Forge Road, Map 15 Lot 7-6. Accessory Dwelling Unit-petitioner(s) Frank & Susan Bowen

The Kingston Planning Board will hold a public hearing October 28th, 2024 at 7:02 PM at the Kingston Town House, 26 Evergreen St, Kingston, Massachusetts, in Room 200 on the Petition of Frank Bowen 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 Frank H. and Susan M. Bowen located at 22 Forge Road and as shown on the designated Kingston Assessor's Map 15 Lot 7-6. 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.

Town Planner, Valerie Massard summarizes the request by the petitioner to construct a detached accessory dwelling unit subsequent to the changes to the ADU bylaw recently adopted by the Town. The proposed plan is in compliance with all of the Zoning Bylaw requirements.

Mr. Fratus of Welby Engineering took the podium but stated he had nothing to add other than to clarify Mr. Gosselin's question about the septic system that he confirmed is new.

Motion to close the Public Hearing for 22 Forge Road, Map 15 Lot 7-6. Accessory Dwelling Unit-petitioner(s) Frank & Susan Bowen.

Motion: Bob Gosselin

Second: David Gavigan

All in Favor

Vote 5-0-0

Jonathan Barnett is not seated on this special permit and David Gleason is seated as Alternate.

Motion to endorse the application of 22 Forge Road, Map 15 Lot 7-6. Accessory Dwelling Unit-petitioner(s) Frank & Susan Bowen.

Motion: David Gleason

Second: Alexander Graham

All in Favor

5-0-0

Jonathan Barnett is not seated on this special permit and David Gleason is seated as Alternate.

SPECIAL ADDRESS

Mr. Tom Bott is granted permission to speak to the Board and General Public. He issued the following speech:

“Mr. Chairman Members of the Board thank you for the opportunity to talk a little about Kingston’s Paul Basler.

My name is Thomas Bott and for twenty years I was the Town Planner here in Kingston MASS and not nearly as good at my job as your current planner, my friend Val is.

Since starting as a laborer in the Highway Barn in 1995, a bit more than 3 years before me. Paul worked through the ranks and on 11/20/2001 Paul became the Highway Super, later the Superintendent of Streets, Trees and Parks. During that time Paul served on many committees starting with the Cable Advisory Committee in 1995

That’s 7250 work days and Lord only knows how many nights from many committees meetings and many snow storms that allowed him to work at his “day job” well into the night. He served under 11 Town Administrators.

While most of Kingston slept he was up all night during snow storms like a watchful father concerned about the safety of his people, those driving the trucks and those who woke up to ice free black top. Those nights were just part of the job, there was no additional compensation for the night shift.

I remember he once got a complaint from a Kingston resident who, after a storm drove out of town into Pembroke and said if I knew the roads were in such poor shape in Pembroke I never would driven across the Town line.

Show of hands: How many of us have an AWD or 4WD vehicle?

When Paul bought a new truck a decade or so ago he bought a 2Wd saying if he needed a 4Wd he wasn’t doing his job.

As I mentioned earlier I have a long history with the Town, though not as long as Paul’s who was raised in Rocky Nook. The Basler’s didn’t summer here in Kingston they were here for the duration. My time goes back not quite to the time that Tommy was an allstar basketball player at Silver Lake on a team with a kid named Olevado. But it goes back to a period that saw a changing of the guard as those serving their community either retired or passed away.

Back in the day the near impossible standard to meet as the Highway Superintendent was set by Carl Atwood who started documenting street information on a computer back when the paper had beige and green stripes across it on big daisy wheel printers. You can still see those lines faintly on the roads list that has been copied over and over and over again throughout the years. People were likely concerned what are we going to do without Carl and the vast institutional knowledge he had.

PAUL BASLER IS THE CARL ATWOOD OF HIS GENERATION

Paul spent a few years away from the Town he loves in the Navy as a SeaBee (like Bob Gosselin and former PB member Mike Ruprecht) that’s the branch of the Navy that does engineering and construction

on and off the battle field. He was stationed for a while in Hawaii and did such a good job they sent him to the South Pole, no wonder Paul hates the cold and the snow.

He learned many of the skills that would serve him, his country and his community there. Skills he continued to hone. The SeaBees motto is we build, we fight and Paul fought for his community through many budget, capital planning and Town Meetings. A slogan sometimes attributed to the Sea Bees is :

“The difficult we do immediately, the impossible takes a little longer.”

While Paul has many accomplishments and I know that one of his proudest is the Transfer Station. While there were lots of people and engineers involved The ideas for the design are largely Paul who had spent so many years overseeing its operation and welcoming new neighbors: the WWTP, the Dog Park, a turbine (for a minute).

So when a woman reported that she lost her engagement ring in the trash, who better than Paul to be the one who dove into the hopper and opened and sorted through the bags of rubbish, garbage, trash, refuse etc until he found the ring. Paul tells he was glad it was in the cooler months so he didn't encounter too many maggots or way way above room temperature disposed diapers.

I will tell you that charm and charisma will only take you so far so Paul had to be really really good at his job. And while in my job if I don't get something done the effect could take years to notice. That is not the case for Paul who had many many people who might point out to him that thing broke this morning and wasn't fixed by lunch.

But as Paul will point out this is not a job he did alone he had help from the crew, contractors and volunteers.

One of them was a senior citizen volunteer/indentured servant under the Sr Tax Abatement program named Ruthann Cassidy who summered in the Nook since she was a child. Ruthann worked in the Planning Office and the Highway Barn, she was a secretary for the Permanent Building Comm that Bob Gosselin served on. In her 16th year volunteering we had a sweet 16 party for her, she was mad— certainly not at me but probably at Paul.

Paul was Ruthann's yard guy, handy man and helped out Ruthann with all sorts of chores over their decade together in Rocky Nook.

And as Ruthann was slipping away from us Paul was her onsite nursemaid esp when we was experiencing sundown syndrome often spending the night at her cottage or her house in Brockton to help ease her mind and comfort her. When she couldn't live independently anymore he would visit her whether it was Wingate, Brockton or in Wimington MA.

HEROS DON'T WEAR CAPES AND ANGELS DON'T NEED WINGS.

Public Service is a choice many of us make and not everyone is cut out for it.

Its especially hard to work in the community that you live in but that was Paul choice to be the face of the streets, trees, parks and much more for the Town he loves every day and many many nights.

There is a saying that cemeteries are filled with indispensable people, Paul would know as he was an Evergreen Cemetery Trustee for years.

It would be great to have THE Gift that is Paul Basler in Town Hall,

In The highway barn

On The streets

and parks for longer

but even for a highly skilled man who loves his Town that's not quite possible.

So I hope you will join me in thanking my friend, my colleague the Carl Atwood of his generation and thanking him for all he has done for Kingston and the many people who have benefitted from his benevolence.

Thank you Mr. Bouchard for the time tonight with a busy agenda and who knows

Maybe on November 20th the Town should declare Paul Basler Day to commemorate when he became the Super we know and love on the 23rd anniversary of his leadership.

Thank you all and good night."

The Planning Board wishes to thank Paul Basler for his years of dedicated service and wish him all the best in his well-deserved retirement.

HOUSEKEEPING:

7:04 Russell Pond Road-Release all lots.

Town Planner, Valerie Massard explains that the previous planner did a partial lot release and none of the other lots were released officially. The covenant was recorded and never released. This is just a formality to correct a previous error made years ago.

Motion: to release all lots on Russell Pond Road

Motion: Bob Gosselin

Second: David Gavigan

All in Favor

Vote 5-0-0

7:05 Captain Jones Estates-Release escrow inspection funds and bond.

Mr. Bouchard and Ms. Massard agree that the conditions have been met on all accounts as far as what is in the Planning Board's concerned, and the funds should be released.

Motion: to release any remaining inspection escrows and release the performance bond for Captain Jones Estates.

Motion: Jonathan Barnett
Second: Alexander Graham
All in Favor
Vote: 5-0-0

MINUTES: October 7, 2024

Motion to accept the minutes of October 7, 2024, as presented.

Motion: Bob Gosselin
Second: Alexander Graham
All in Favor
Vote: 5-0-0

The Planning Board discussed a few projects that they feel are not meeting the conditions of their special permit and Mr. Chairman will discuss with the proper individuals responsible for enforcement.

Next meeting will be held Monday, November 25, 2024.

Motion to adjourn

Motion: David Gavigan
Second: Jonathan Barnett
All in Favor
5-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda October 28, 2024
- MBTA Zoning Slideshow
 - Posters showing proposed districts
- Public Hearing Notice and related information re Articles for Town Meeting
- Public Hearing Notice and related information re Forge Road ADU
- Meeting minutes of 10/07/2024