



Office of the Kingston Planning Board

Kingston Town House
26 Evergreen Street
Kingston, Massachusetts 02364

Meeting Minutes of January 13, 2025

Approved February 24, 2025

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 7:01 PM

ROLL CALL

Thomas Bouchard-Chairman: Present
David Gavigan-Vice Chairman: Not Present
Alexander Graham-Clerk: Present
Robert Gosselin: Present
Jonathan Barnett: Present
David Gleason-Associate: Present

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

ANNOUNCEMENT: Second Horizon is hosting a Community Open House to hear input from Kingston residents regarding the redevelopment of the Kingston Collection mall and surrounding area. The Open House will take place at the Kingston Collection on Monday, January 27, 2025 from 4-7:00 PM. All are welcome to attend.

AGENDA:

SITE PLAN REVIEW- 1 Tremont Street and 163 Summer-STS Properties Scott Brown seeking approval of final site plan.

Town Planner, Valerie Massard gave a brief history to remind the Board of the previously presented plans. All the changes are in keeping with what was previously discussed and is improved upon in the Board's opinion. It has been peer reviewed by Pat Brennan. It describes including one (1) affordable unit, however it should be two (2) so that would be noted.

Motion to approve the site plan as presented

Motion: Bob Gosselin

Second: Jon Barnett

All in Favor

Vote: 4-0-0

7:02

DISCUSSIONS:

ADU Bylaw – Town Planner Valerie Massard gave an update on the Attorney General's approval of Kingston's ADU changes to the bylaw putting them in effect. The State has made recommendations for changes to be voted on at the Spring Town Meeting to be consistent with new State law updates that take effect in February.

Ring Road Solar- there was a full site walkover with the solar company, the electrical inspectors (Lenny Warner and Steve Ellis), Paul Armstrong and Val Massard on Friday, December 6, 2024 and the group came to some agreements: the solar company should add more fencing to prevent people from getting too close to the wires; adding sleeving around the wires that are within reach of someone standing along the bog roads-because the wires are lower to the ground than anticipated.

MINUTES:

Motion to accept the minutes of October 28, 2024, as presented.

Motion: Jonathan Barnett

Second: David Gavigan

All in Favor

Vote: 3-0-0

Next meeting will be held Monday, January 27, 2025

Motion to adjourn

Motion: David Gavigan

Second: Jonathan Barnett

All in Favor

4-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda January 13, 2025
- Site Plan Tremont/Summer Street
- ANR Parting Ways/Wapping Road
- Town Meeting Timeline May 2025
- Ring Road Solar Site Plan
- Draft ADU bylaw
- Planning Department annual report