



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD:	Planning Board
DATE & TIME:	Monday, March 24, 2025 @ 7:00 PM
MEETING LOCATION:	Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE:	Tom Bouchard, Planning Chair

This meeting notice is being posted on the Official Town House Bulletin Board, pursuant to General Law Chapter 30A, Section 20. Said notice and agenda must be filed in the Office of the Town Clerk at least **48 HOURS** prior to such meeting. Such filing and posting shall be the responsibility of the officer calling such meeting.

AGENDA

7:00 PM – CALL TO ORDER – ROOM 200

AGENDA

7:01 Public Hearing. ARTICLES for action at the 2025 Annual Town Meeting which proposes to see if the Town will vote to amend the Town of Kingston Zoning Bylaws

The Planning Board will hold a public hearing on Monday, March 24, 2025 at 7:01 p.m. at the Kingston Town House, Room 200, 26 Evergreen Street, Kingston, Massachusetts, to present and discuss the following ARTICLES for action at the 2025 Annual Town Meeting which propose to see if the Town will vote to amend the Town of Kingston Zoning Bylaws by:

- (1) Amending Section 2, Definitions, Section 2.2 Defined Terms in order to add a definition of Service Use; and, if necessary, to Modify Section 5 Table of Uses, Commercial/Industrial Uses, including “service shop,” to clarify allowed (“P”), and allowed by Special Permit from the Planning Board (“SPPB”), Retail or Service Uses in the Commercial Zoning District, in order to do housekeeping to correct an apparent oversight in the 2016 Recodification with respect to Commercial/Industrial Uses in the Commercial Zoning District; and
- (2) Modifying Section 6.7 Mixed-Use Redevelopment Overlay District (MUROD) Section 6.2.A. Special Permit Uses to read as follows (underlining to indicate new language):

The following uses is/are permitted in the MUROD subject to a Special Permit and Site Plan Review:

1. Multi-family and Apartment Dwellings – There may be up to a maximum of 300 hundred units for the entire overlay district with one, two, or three bedrooms per unit. No more than 5% of the total number of units shall have more than two bedrooms.
2. Gasoline Service Stations, provided that
 - a. all pump islands shall be set back at least 15 ft. from the front lot line;
 - b. no unregistered vehicle or vehicles in any inoperative condition are to remain on the site for more than a 2-week period unless enclosed in a building or unless a screening is provided and maintained along adjoining properties and abutting public ways;
 - c. areas not covered by buildings or pavement shall be maintained as a landscaped area; and
 - d. said use is not located over a Watershed Protection Overlay District;
- (3.) .Modifying the Zoning Map of the Town of Kingston, Mixed-Use Redevelopment Overlay District (MUROD), to include all or a portion of Map 84, Lot 2;

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.

DISCUSSIONS

TOWN PLANNER REPORT

MEETING MINUTES

Approve Planning Board Meeting Minutes of March 10, 2025

NEW/OLD BUSINESS

NEXT REGULAR MEETING

The next regularly scheduled Planning Board Meeting is Monday, April 14, 2025.

Zoom Information:

<https://pactv.zoom.us/j/91752169575?pwd=dTBiSGdrMVFWR05yWmM1ck9QZE41QT09>

Meeting ID: 917 5216 9575

Passcode: 914134;
Or, dial by your location

+1 929 205 6099 US (New York)

This meeting of the Planning Board will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting or remotely. All Town Board and Commission meetings are required to provide remote participation. If there is a technical problem and remote participation cannot be provided, the meeting will end and be rescheduled.

The Town of Kingston advises its employees and the public that it does not discriminate based on a person's disability in employment or in access to its programs, services, and activities. This meeting location is accessible to people with disabilities. The Town of Kingston has designated Paul Armstrong to coordinate efforts to comply with the requirements of Executive Order 526, the Americans with Disabilities Act, the federal Rehabilitation Act and various other federal and state laws protecting the rights of people with disabilities.

If you have a disability and require a reasonable accommodation to fully participate in this event, please contact the ADA Coordinator no later than forty-eight (48) hours prior to the event by phone at 781-585-0505 or email parmstrong@kingstonma.gov to discuss your accessibility needs. Requests for accommodations or modifications made within the forty-eight (48) hour window will be honored to the maximum extent feasible, but it may not be possible to fulfill them.