



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

Meeting Minutes of February 24, 2025
Approved March 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

Vice Chairman David Gavigan called the meeting to order at 7:17 PM due to some technical difficulties.

ROLL CALL

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

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

AGENDA:

7:01 Mr. Vice Chairman opened the Public Hearing for Briarwood Construction Corporation's request for modification of the Subdivision known as Greystone Village.

The Kingston Planning Board will hold a public hearing February 24, 2025 at 7:01 PM at the Kingston Town House, 26 Evergreen St, Kingston, Massachusetts, in Room 200 on the application of Briarwood Construction Corp. for approval of a modification of the approved subdivision known as Greystone Village and as shown on Plymouth County Registry of Deeds, Plan Book 65 Page 1079, modifications shown on a plan entitled "R.D.E.O.S. Subdivision Modification" dated December 31, 2024 and prepared by PMP Consulting Inc., of East Bridgewater, Massachusetts on land owned by the Applicant. The changes are limited to a new

adding one (1) additional lot. The property is located off Wapping Road in Kingston, Massachusetts (formerly #178 Wapping Road) and shown on the designated Kingston Assessor's Map 51 Lot 53-1 to 53-24. A copy of the application and plans are available for inspection at the Town Clerk's Office, 26 Evergreen Street, Kingston, during regular hours.

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.

Town Planner, Valerie Massard presented the site plan for Greystone Village with the proposed changes. Some of the houses have already constructed, some of the lots are released and this Public Hearing is to address the builder's request to shift lot lines in order to add another lot. By Zoning Bylaws, the subdivision is required to have 10% affordable housing so the developer would need 2.4 affordable units, and they need to round up that number and create 3 affordable units. The RDEOS Zoning does not have a minimum frontage or area.

The northeasterly side of Charles Drive currently has 4 (four) lots, and they would like to add 1 (one) more lot which would be subject to the current water moratorium.

Mike Ferrone from Briarwood Construction addressed the room. He said that they would not drill a well for the new lot but rather have it remain empty until the water moratorium is lifted.

Mr. Gosselin asked why it is necessary to make a new lot just because another affordable home is needed in the subdivision.

Mr. Ferrone stated there was miscommunication when he thought he was purchasing a development approved for 22 lots and 2 market value lots. He did not expect that he would have to round up the 2.4% to 3% thus creating a need for another affordable unit.

Mr. Graham asked if one of the other lots could serve as an affordable unit. Mr. Ferrone confirmed that yes it could and that would be the only other alternative.

Melanie Callanan- 18 Charles Drive asked the developer if the affordable houses being built would maintain the look and feel of the other houses on the street.

Mr. Ferrone (and Ms. Massard) confirmed that they would as is what is legally mandated.

Mr. Ferrone also pointed out on the map which lots would be affordable.

Dan Ford- 10 Charles Drive believed there would be no affordable housing at all, so he is frustrated. He feels that making smaller lots with an extra house will decrease the neighboring houses' value.

Mr. Gavigan explained that there will *always* be affordable units in a subdivision as is written into our bylaws and it has been for quite some time.

The Board discussed their informed opinions.

Sean Osbourne-27 Charles Drive took to the podium and reiterated that he felt duped by the developer, into the belief there would be no affordable houses and asked what recourse they had to dispute the decision if needed. Ms. Massard explained the process.

Motion to close the Public Hearing

Motion: Bob Gosselin

Second: Alex Graham

All in Favor:

Vote: 4-0-0

Motion to approve the modified plan as presented

Motion: Jon Barnett

Second: Alex Graham

All in Favor

Vote: 0-4-0

This motion was not approved.

TOWN PLANNER REPORT:

-The State, EOHLC has given notice that Kingston is in compliance with MBTA Zoning which is great news for the town as we continue to seek grants, etc.

-There is a Public Hearing next meeting on March 10 regarding the Accessory Dwelling Unit Bylaw changes. There are still adjustments being made in working with Town Counsel but in the finalizing phase.

Key takeaways:

- Protections in the form of:
 - No short-term rentals
 - ADUs are subject to height, coverage, setbacks in the zoning bylaw
 - ADUs may be attached or detached
 - ADUs have a separate entrance
 - Minimum Standards of Fitness for Human Habitation are applicable.

These updates to our Zoning Bylaws regarding ADUs will be voted on at Town Meeting.

There is also a minor “housekeeping” change that would need correcting on our codified Zoning Bylaws. The Public Hearing for this article will be heard on March 24.

This same Public Hearing will address the Overlay District at the mall area to include the allowance for a fuel station.

DISCUSSIONS:

There is a community input session being hosted by the Planning Department and Vanasse and Associates, Inc (VAi) to discuss the future plans for the Summer Street/ Rte. 3A/ Rte. 53 area of Kingston and Duxbury to create a safer, more efficient and more practical configuration for the intersection, which is at Big Y, CVS and McDonald's.

This open house will take place on Monday, March 3, 2025, from 7:00-9:00 PM in Room 101 at the Town House. All are welcome to join in person or via Zoom. The meeting will also be recorded for future viewing, and we will post that link to our website.

MINUTES:

Motion to accept the minutes of December 9, 2025, as presented.

Motion: Jonathan Barnett

Second: Alex Graham

All in Favor

Vote: 2-0-2

Alex Graham and Bob Gosselin abstained.

Motion to accept the minutes of January 13, as presented.

Motion: Bob Gosselin

Second: Alex Graham

All in Favor

Vote: 3-0-1

David Gavigan abstained.

Next meeting will be held Monday, March 10, 2025

Motion to adjourn

Motion: Jon Barnett

Second: Alex Graham

All in Favor

Vote: 4-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda February 24, 2025
- Site Plan Greystone Village

- Public Hearing announcement Briarwood/Greystone Village
- ADU updates
- Planning Board Meeting Minutes 12/09/2024
- Planning Board Meeting Minutes 01/13/2025
- Community Open House flyer re: Exit 20
- VAI slides for presentation on 03/03/2025