



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

Meeting Minutes of March 10, 2025
Approved April 14, 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 Article for Town meeting regarding changes to the Zoning Bylaw in regards to ADUs.

The Planning Board will hold a public hearing on Monday, March 10, 2025 at 7:01 p.m. at the Kingston Town House, Room 200, 26 Evergreen Street, Kingston, Massachusetts, to present and discuss an ARTICLE 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 Section 2, Definitions, Section 2.2 Defined Terms in order to add, within the Accessory Related Terms, Amend Accessory Housing Unit and add new definitions of a Protected Accessory Housing Unit and Unprotected Accessory Housing Unit; and by modifying Section 5 Use Regulations, Table of Uses by changing "SPPB" to a reference to Footnote 4 ("(4)") in columns R20,

R40, R80, TC, C and 3A DD; and by modifying Section 7.8 Residential Accessory Housing Units, Section 7.8.1 Purpose to strike out the first sentence and part (d) and (e) and Section 7.8.2 Applicability to insert new subparagraph (a) i-iv regarding Protected Attached Accessory Dwelling Units, and to alter now subparagraph (b) to insert language regarding “Unprotected Attached or Detached Accessory Housing Unit”; and to Section 7.8.3 Review Criteria to insert language for Unprotected Attached or Detached Accessory Housing Unit; or take any other action relative thereto. Said changes are proposed to address new state zoning and regulations relative to Accessory Housing Units.

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, shared the PowerPoint presentation outlining the changes made by the State in their ADU regulations and how these changes coexist with Kingston’s changes to ADU Bylaws.

Motion to close the Public Hearing

Motion: Bob Gosselin

Second: Jon Barnett

All in Favor:

Vote: 4-0-0

Motion to recommend the language to Town Meeting as written.

Motion: Dave Gleason

Second: Alex Graham

All in Favor

Vote: 0-4-0

7:02 PM ANR (Approval Not Required) Off Indian Pond Road Map 80 Lot 52-4

Land owned by Boys and Girls Scouts of Kingston, Incorporated. Applicant Joseph Webby Jr. submitted a Form A- Application for the division of the aforementioned parcel into two parcels, which are both un-buildable, for reducing insurance liability.

The plans were reviewed to show that the applicant wants to divide their large wetlands parcel down the middle (roughly) to reduce their insurance liability. This unbuildable parcel will be divided into 2 unbuildable parcels.

Motion to approve the ANR as presented.

Motion: Bob Gosselin

Second: Jon Barnett

All in Favor

Vote: 4-0-0

TOWN PLANNER REPORT:

The Attorney General has approved our MBTA Zoning. We are officially in compliance.

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.

MINUTES:

Motion to accept the minutes of February 24, 2025, as presented.

Motion: Jonathan Barnett

Second: Alex Graham

All in Favor

Vote: 4-0-0

Next meeting will be held Monday, March 24, 2025

Motion to adjourn

Motion: Bob Gosselin

Second: Alex Graham

All in Favor

Vote: 4-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda March 10, 2025
- Public Hearing announcement
- ADU updates
- Planning Board Meeting Minutes 02/24/2025
- ANR Form A for Off Indian Pond Road