



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

Meeting Minutes of March 24, 2025
Approved June 9 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 7:03PM

ROLL CALL

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

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.

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;

and

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.

Rob D’Ambruoso, Attorney at Law in Plymouth representing Second Horizon Capital.

Mr. D’Ambruoso’s client has interest in this Public Hearing as it pertains to his client’s possibility of incorporating a gas station as an approved use if the Zoning is adjusted. There is also intent for an article on the Town Meeting Warrant that, if passed, would allow Second Horizon to potentially exchange land with the Fire Station which is mutually beneficial.

Town Planner, Valerie Massard, shared the PowerPoint presentation outlining the warrant article addressing changes to the MUROD which would allow for the desired use of a gas station by special permit.

Motion to close the Public Hearing

Motion: Bob Gosselin

Second: Alex Graham

All in Favor:

Vote: 3-0-0

Motion to recommend favorable action regarding changes to Zoning Bylaw to be presented at Town Meeting as written.

Motion: Bob Gosselin

Second: Alex Graham

All in Favor

Vote: 3-0-0

TOWN PLANNER REPORT:

Town Planner, Valerie Massard shared a brief PowerPoint presentation highlighting the “Housekeeping” changes needed to Kingston’s Zoning Bylaw.

When the Zoning Bylaws were recodified in 2019 changes were to be made to the format only, however, a few uses were omitted from the Use Table in error in the Commercial District. This article seeks to reintroduce the specific uses that should be allowed in the Commercial District. This will add clarification and be more user-friendly to those seeking permitting in Kingston.

Motion to recommend favorable action regarding updates to the Use Table to be presented at Town Meeting as written.

Motion: Alex Graham

Second: Alex Graham

All in Favor

Vote: 3-0-0

MINUTES:

To be reviewed at the next meeting

Next meeting will be held Monday, April 11, 2025

Motion to adjourn

Motion: Bob Gosselin

Second: Alex Graham

All in Favor

Vote: 3-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda March 24, 2025
- Public Hearing announcement
- PowerPoint presentation MUROD
- PowerPoint presentation Use Table Housekeeping