



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

Meeting Minutes of April 14, 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 7:00PM

ROLL CALL

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

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

AGENDA:

7:01 Site Plan Review - 211 & 213 Main Street. Map 46 Lot 100 Jones River Community Chapel

Reverend Joseph Goldberg, the Pastor of Jones River Community Chapel, previously known as Kingston Baptist Church, located at 211 & 213 Main St. took the podium to address the Planning Board with a request to expand the parking area on the church property. Monday nights specifically are when there are the greatest number of cars, as they host a weekly Alcoholics Anonymous meeting. The land that is cleared will not be paved, but rather covered with gravel or reprocessed asphalt. The perimeter of the clearing will be landscaped in keeping with the aesthetics of the area.

Town Planner, Valerie Massard shared her computer screen to show existing site plan of the property and new and old photos of the church.

Mr. Vice Chairman invited comment from the residents present to speak.

Adam Sherman, 215 Main Street

Mr. Sherman, an abutter to the church, shared his concerns about the overflow of cars, specifically on Monday nights, people are not gathering there for a religious purpose. He also finds the removal of trees without permission regrettable.

Town Planner, Valerie Massard told the Planning Board (for clarification) that AA is considered an educational program and is therefore an exempt use.

Roseanne Pratt, 10 Center Street

Ms. Pratt shared a plethora of concerns, including traffic, parking, tree removal, fire hazards from dry trees, the desire not to have gravel in her yard or mud. She would like to see the improvements right away.

Susan Sherman, 215 Main Street

Ms. Sherman read a letter to the Planning Board. She does not approve of the tree removal. She does not agree that AA is an exempt use. She presented Mr. Goldberg with a basket of cookies as a gesture of good faith.

Ms. Massard clarified the Dover Amendment being referenced by Ms. Sherman. She reminds everyone that we are not here to comment on the use-we are discussing parking.

Mr. Goldberg apologized for taking the trees down, he was simply trying to solve the parking issue that the neighbors were concerned about.

Erin Benoit 26 Jones River Drive

Ms. Benoit asked if there were a congregation of 120 people gathered at the church for mass and there were cars everywhere, would the residents still have an issue?

Ms. Sherman said no. Ms. Benoit clarified then, that the issue is at hand is, in fact, the use, and Ms. Sherman confirmed.

Peter Burke, 15 Center Street

Mr. Burke shared his view of the church proceedings over the years. He recognizes that parking is an issue and always has been-the streets are narrow. Mr. Burke thinks that this church is doing their best to keep the property well taken care of and welcomes the progress being made. He supports their efforts.

Mr. Gosselin asked if they could split the Monday night group into 2 different sessions to lessen the size of the crowd.

Mr. Goldberg said that he tried that, but the Monday night attendees are very closely knit, and Monday night was their chosen night.

Town Planner, Valerie Massard reminds the board that use is not within the Board's purview. She advised Mr. Goldberg that he should immediately sweep the street and make a gravel apron. She suggests a 2-week soft deadline to have drawings of their plan presented.

Motion to continue the site plan review of 211 Main Street.

Motion: Bob Gosselin

Second: Jonathan Barnett.

All in Favor:

Vote: 3-0-0

TOWN PLANNER REPORT:

Town Planner, Valerie Massard shared a brief PowerPoint presentation highlighting the OCPC Corridor Study of Rte 3A and Rte 53. It shows the history and timeline of construction of roads in Kingston and how they have developed over the years leading up to a building boom from the 1960s to the early 2000s. Kingston's growth has slowed significantly. Looking in the future, our hope is to improve existing infrastructure and redevelop where we can. The Master Plan includes major improvements to the intersection at 53 and 3A, and other roads and intersections. We will be applying for grants to take action and address many issues—section by section of Town. We need to keep moving forward and making improvements and reinvesting in Kingston.

Mr. Barnett wanted to officially state his displeasure of Ms. Benoit's impending layoff. Ms. Massard agrees as she is extremely busy despite the perception that because of the water moratorium, the Planning Department must be slow. The Board agrees that Ms. Benoit's contributions will be missed.

MINUTES:

Minutes of Monday, March 10th will be approved at the next meeting.

Mr. Vice Chairman David Gavigan shared the sad news of Christine Haas' passing. A longtime Kingston resident, a planning department admin, and a good friend. The Board sends sincerest condolences.

Next meeting will be held Monday, March 24, 2025

Motion to adjourn

Motion: Jonathan Barnett

Second: Bob Gosselin

All in Favor

Vote: 3-0-0

Meeting adjourned

Materials Discussed/Reviewed at this meeting:

- Agenda March 24, 2025
- Site Plan review for church parking lot
- PowerPoint presentation
- Minutes of March 10, 2025