



TOWN OF KINGSTON
BOARD OF SELECTMEN
OPEN SESSION MINUTES
TOWN HOUSE-26 EVERGREEN ST. ROOM 200 & VIA ZOOM
September 9, 2025

6:02 p.m. – CALL TO ORDER – ROOM 200

Chairman Eric Crone called to order the meeting with a roll call vote of the Board of Selectmen at 6:00 p.m.—selectmen in attendance: Kimberley Emberg, Melissa Bateman, Donald Alcombright and Carl Pike

Staff Present: Keith Hickey, Acting Town Administrator

ANNOUNCEMENTS:

1. This meeting is being recorded by the Local Seen. Anyone who intends to make an audio or video recording of this meeting should notify us at this time.
2. Financial Assistance Applications are available on the town's website or by calling the Selectmen's Office.
3. There are several Boards and Commissions with vacancies. To see a complete list of the openings, please visit our website at kingstonma.gov. If you are interested in serving, please contact the Selectmen's Office at 781 585-0501.
4. Please check our website for any additional events or notices www.kingstonma.gov
 - o Fall Town Meeting – October 28, 2025, at 7pm at the Kingston Intermediate School
5. Tri-Board Meeting with the Board of Selectmen, Kingston School Committee, and Finance Committee will be held on Thursday, September 18, 2025, at 5:30 PM in Room 200.
6. Fall Town Meeting scheduled for Tuesday, October 28, 2025.
7. The Kingston School Committee vacancy remains open; letters of interest are due September 25, 2025, by 4:00 PM.
8. Kingston Fire Department will hold a 9/11 Remembrance Ceremony on Thursday, September 11 at 8:30 AM. The Town is pursuing an Age and Dementia Friendly Designation through AARP's Livable Communities Program; residents are encouraged to complete the online survey.

OPEN FORUM:

Susan Sherman, 215 Main Street, thanked Interim Superintendent Shawn Turner, Highway Foreman Adam Duchet, and Town Planner Valerie Massad for recent sidewalk repairs on Main Street and efforts toward future grant funding to improve the roadway. The Board and attendees acknowledged her comments with appreciation.

APPOINTMENTS:

Notice of Owner's Intent to Sell/Town's Right of First Refusal – Elm Street, Map 63, Lot 9

Mr. Crone discussed that the property on Elm Street is currently in currently Chapter 61A, which offers a discount on property taxes in exchange for the Town having the right of first refusal when the property is taken out of Chapter 61A. The property owner is seeking to remove the property from Chapter 61A to sell the property.

Also mentioned that the Kingston Conservation Commission is not interested in the property. However, the property abuts Wildlands Trust land. Wildlands Trust is interested in acquiring the property and is requesting the Kingston Board of Selectmen transfer their authority to acquire the parcel to them. Counsel has been consulted and affirmed the Wildland Trust request is allowed.

Mr. Hickey talked about how the attorney for Wildlands Trust is in attendance and he talked about the conversations he has

had with the Conservation Agent and Town Council regarding the transferring the authority.

Ronald Maribett, who is co-owner of the property was in attendance and wanted to state to the board that Wildlands Trust maybe allowed to accept the authority however it is choice of the board is making.

The Board discussed the property owned by the Maribett Family under Chapter 61A. Attorney John McCluskey, representing the owners, requested the Board not assign its right of first refusal to the Wildlands Trust. Attorney Dennis Murphy, representing the Wildlands Trust, explained the Trust's intent to preserve the land and follow all legal processes. Conservation Agent Matt Panella confirmed that the Conservation Commission supported the transfer.

Motion by Mr. Alcombright, seconded by Mr. Pike and a 4-1-0 vote, (Ms. Bateman voted against)

VOTE: I move the Board of Selectmen elect to not exercise but assign the Town's first refusal option to purchase certain land owned by Dominique Maribett Trustee of property located at Elm Street, Map 63 Lot 19. Further I move, pursuant to G.L. C. 61A, s. 14 to assign the Town's right of first refusal to the Wildlands Trust and to authorize the Town Administrator to take any actions that are required to effectuate such assignment.

The Board took a 5-minute recess.

Consideration of No Parking Signs on Main Street at the Crosswalk in Front of the First Parish Church

Mr. Crone discussed that Bob Kostka, representing the First Parish Church, is requesting the Board to purchase and install two "no parking between the signs" to be placed on both sides of the crosswalk on the First Parish Church side of the street, at 222 Main Street. A distance of 20' on each side of the crosswalk would be identified as no parking, consistent with traffic standards. This request will assist people crossing the street Interim Superintendent Shawn Turner stated the price of the signs would be approximately \$280.

Bob Kostka, representing the First Parish Church, requested two 'No Parking Between Signs' signs on both sides of the crosswalk to improve pedestrian safety. Interim Superintendent Shawn Turner confirmed the cost at approximately \$280. Mr. Kostka offered to split the cost 50/50 with the Town.

Motion by Ms. Bateman, seconded by Mr. Pike, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen approve the request from First Parish Church to purchase and install 2 no parking between the signs, signs to be placed as described this evening at the crosswalk at 222 Main Street.

Discussion and Possible Vote of Kingston Cannabis Social Equity Policy

Mr. Crone discussed that this was talked about at a prior meeting but wanted to continue the discussion until all 5 board members were present.

Mr. Hickey discussed that he has been working with Attorney Lydon and mirroring a policy from Lee, Massachusetts.

Attorney Liz Lydon presented a proposed Cannabis Social Equity Policy as required by the Massachusetts Cannabis Control Commission. Discussion followed on the six-month priority period and 1:1 ratio requirement. The last paragraph being added is a 2 step process after the policy is adopted the town needs to either adopt a model bylaw put out by the Massachusetts Cannabis Control Commission ("CCC") that would require a town meeting vote or follow the route where you include the sentence regarding the 1:1 ratio in the policy and the board adopts the policy.

The Board discussed at length and expressed its concern but agreed to adopt the policy to comply with state law.

Motion by Mr. Pike, seconded by Mr. Alcombright and a 4-0-1 vote, (Ms. Emberg voted against)

VOTE: I move the Board of Selectmen adopt the recommended Cannabis Social Equity Policy presented this evening with the modification.

Request for Opioid Settlement Funds from Police Department

Mr. Crone discussed that Chief Brian Holmes is requesting the use of the opioid settlement fund balance monies to establish a regional Family Services Unit of the Police Department. Chief Holmes received notification last week from the Grant Coordinator of the Massachusetts Department of Mental Health that the Kingston Police Department will receive a grant funding a licensed mental health clinician. Mr. Crone continued to say that as previously discussed, this will be a shared resource between Kingston, Plympton, and Halifax but overseen by Chief Holmes. The opioid funds will be used for office space, benefits and health insurance as well as other expenses that may arise. This proposed Health Division is a significant step forward for the growth and development of the Police Department. Chief Holmes will be meeting with DMH in mid-September to discuss steps toward operationalizing the program.

Chief Brian Holmes requested that current and future opioid settlement funds be earmarked to establish a Regional Family Services Unit within the Police Department. Funds would cover office setup, benefits, and related expenses in support of a shared mental health clinician through a Department of Mental Health grant.

Motion by Mr. Alcombright, seconded by Ms. Bateman and a 5-0-0 vote,

VOTE: I move the Board of Selectmen earmark the remaining and future opioid settlement funds for use by the Kingston Police Department to support the department's implementation of a Family Services Unit, and other department programs aimed at mitigating the impact of the opioid epidemic, and the reporting of use of the funds shall be to the Town Accountant.

Request to Set Winter Plow Rates for Contracted Plow Drivers

Mr. Crone discussed that Kingston has historically relied on contracted plow drivers to support Streets, Trees and employees with sanding and salting Town roads. Mr. Crone noted that there is a memo from Interim Superintendent of Streets, Trees and Parks, Shawn Turner recommending that the plow rates and insurance bonus be increased for the 2025-2026 winter.

Interim Superintendent Shawn Turner was in attendance to discuss the changes he has proposed.

Motion by Mr. Pike, seconded by Mr. Alcombright and a 5-0-0 vote,

VOTE: I move the Board of Selectmen approve the winter plow rates included in the Board packet and continue to offer an insurance bonus in the amount of \$1,000 as proposed by the Streets, Trees, and Parks Interim Superintendent this evening.

Proposal to Upgrade Existing EV Charging Station to Level 2 32A Dual-Port EVSE Chargers

Mr. Crone stated that the Town Administrator has previously presented an opportunity to upgrade the existing EV charging stations located in the Town House and Library parking lots. At that meeting comments were received from the public indicating the proposed upgrade was "old technology". The company proposing the upgrade, EVSE Solutions, is proposing to upgrade the current chargers to Level 2 32A Dual-Port chargers at no cost to the Town by obtaining grants for the charging station upgrades. There are no grant funds available for more modern EV stations.

Mr. Crone read an email from resident Derek Billnitzer regarding his conversations with the company.

Mr. Billnitzer wrote that he spoke to the company that proposed the chargers. They've provided an updated proposal for smart chargers. While he agrees it's an improvement, he said it's he's not sure it makes sense to spend \$50,000 when we already have two chargers in place that see relatively low utilization. So, he said in fact I'd be more inclined to see new chargers installed at a location like the Adam Center rather than replacing existing units or placed on other town owned land closer to retail to encourage shopping while vehicles are charging.

Mr. Hickey stated he does not know if the company would be willing to add more charging stations to the town. Mr. Hickey added it is up to the Board.

The Board discussed.

The Town Administrator is simply seeking to improve existing infrastructure at no cost to the taxpayer, understanding there is better equipment that can be installed, at a price. If the Board is not interested in pursuing this upgrade, the Town Administrator is recommending the removal of the existing charging stations when repairs become necessary. The charging stations are at the end of their expected lives.

Motion by Ms. Bateman, seconded by Ms. Emberg and a 4-1-0 vote, (Mr. Pike voted against)

VOTE: I move the Board of Selectmen approve entering a contract with EVSE Solutions to replace the existing charging stations at the Town House and Kingston Library with Level 2 32A Dual-Port EVSE chargers as discussed, this evening.

Consideration of Approval of One Day Liquor Licenses, Forty Second Brew and The Bartending Service of New England

Mr. Crone said that we have received the following request for One Day Liquor Licenses.

Motion by Ms. Bateman, seconded by Mr. Pike and a 5-0-0 vote,

VOTE: I move the Board of Selectmen approve the following One Day Liquor License requests:

- Forty Second Brew Co – Kingston Agricultural Fair – 26 Evergreen Street – September 21st from 1pm-4pm
- Forty Second Brew Co – Gears and Bears Car Show – 26 Wapping Road – September 26th from 4pm-7pm
- Bartending Service of New England – Sip and Stroll Oktoberfest – 101 Kingston Collection Way – October 4th from 12pm-5pm

Discussion and Possible Appointment of Interim Town Administrator

Ms. Emberg stated that they have discussed a couple of options for interim and they have a contract before them.

Motion by Ms. Emberg, seconded by Mr. Alcombright and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to execute the Interim Town Administrator contract with George Samia effective September 29th contingent on the agreement between Mr. Hickey and Mr. Samia.

Discussion on Establishing a Veterans District with the Town of Duxbury

Mr. Hickey introduced Sara Lansing the Veterans Agent and discussed that Duxbury Town Manager approached Town Administrator Hickey about forming a Veterans District made up of the Towns of Kingston and Duxbury. Meetings were held with the current Kingston Veterans Agent Sara Lansing about the opportunity. Ms. Lansing was the Veterans Agent in Duxbury prior to accepting the same position in Kingston. Ms. Lansing is very interested in the proposal.

Mr. Hickey noted that included in your Board materials is a spreadsheet that reflects the FY26 budgets for Kingston and Duxbury, reflecting the costs assigned by each community. Also included in your materials is a draft Intermunicipal Agreement between the two communities. The Duxbury Selectmen discussed forming a district recently and are in support of the proposal. If the Kingston Selectmen are in support, staff from both communities will work together to finalize the Intermunicipal Agreement for final consideration. The Massachusetts Executive Office of Veterans Services (EOVS) must also approve the agreement. The target date to implement the District is January 1st.

Motion by Mr. Hickey, seconded by Ms. Emberg and a 5-0-0 vote,

VOTE: I move the Board of Selectmen support the creation of a Veterans District between the Towns of Kingston and Duxbury and request staff to finalize the necessary for final approval and signature from the Board of Selectmen.

Open Special Town Meeting Warrant

The Board is required to open the Special Town Meeting Warrant. Opening the warrant indicates the start of the time that the town and citizen sponsored warrant articles can be added to the Special Town Meeting Warrant. The warrant is scheduled to close September 26th. A table of contents with the possible articles is included in your Board material.

Motion by Mr. Alcombright, seconded by Ms. Bateman and a 5-0-0 vote,

VOTE: I move the Board of Selectmen open the 2025 Special Town Meeting Warrant at 8:00 a.m. on September 10, 2025.

Acceptance of Donation to the Council on Aging

Mr. Crone discussed that the Council on Aging received the following donation and would like the Board to accept.

Motion by Ms. Emberg, seconded by Ms. Bateman and a 5-0-0 vote,

VOTE: I move the Board of Selectmen accept the \$25 donation to the Council on Aging from Robert and Melodie Tassinari.

Reappointment to the Agricultural Commission – Rui David Santos

Mr. Santos is requesting to be reappointed to the Agricultural Commission. The Commissions supports Mr. Santos's reappointment.

Motion by Ms. Bateman, seconded by Mr. Alcombright and a 5-0-0 vote,

VOTE: I move the Board of Selectmen reappoint Rui David Santos to the Agricultural Commission until June 30, 2028.

Update on the Status of Establishing a Department of Public Works

Mr. Crone discussed that at one of the meetings, trying to work on communication within the departments and creating an MOU between the Water, Sewer, Highway Departments to ensure they work together collaboratively. Mr. Crone is drafting the MOU.

Approval of Open Session Meeting Minutes

Motion by Mr. Alcombright, seconded by Mr. Pike and a 5-0-0 vote,

VOTE: I move the Board of Selectmen approve meeting minutes for July 29, 2025, 5:30 PM and 6:00PM as presented.

TOWN ADMINISTRATOR'S REPORT:

Mr. Hickey asked Mr. Shawn Turner what roads had been paved.

Crescent Street and River Street have been completed. A section of Grove Street and a section of Elm Street are to be completed next.

Mr. Hickey mentioned Holly Iannucci's resignation from the library.

SELECTMEN COMMENTS:

Members thanked staff and residents for their participation and discussed future meeting items.

Motion by Ms. Emberg, seconded by Ms. Bateman and a 5-0-0 vote, by roll call,

VOTE: I move to adjourn to Executive Session to not return to open session pursuant to Open Meeting Law (Chapter 30A Section 21 (a)(3)) - To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares – High Pines Corporation vs. Town of Kingston

The meeting was adjourned at 8:20 PM

Respectfully submitted,

Patricia Tucker
Assistant to the Town Administrator and Board of Selectmen

Documents used at the meeting:

Agenda
Agenda Addendum
Winter Plow Rate Memo
Social Equity Policy
Right of First Refusal Backup
Request from Church
Veterans District Backup
Town Meeting Warrant Draft
Donation
Reappointments
Minutes