



Kingston Zoning Board of Appeals
Town House
26 Evergreen Street
Kingston, MA 02364

Minutes 11/05/25

The Kingston Zoning Board of Appeals meeting on November 5, 2025, focused on approving minutes from previous meetings and discussing the Cushman Farms LLC project. The project involves a 12.7-acre parcel with 144 units and 264 parking spaces. The applicant met with the Sewer and Water Commissions, and a traffic peer review concluded no significant impact. Concerns were raised about fire access, traffic studies, and the adequacy of the current plans. Public comments highlighted safety and neighborhood impact issues. The board decided to continue the discussion on January 21, 2026, and requested a more detailed traffic study.

Action Items

- [] Provide the stormwater management report (October 2, 2025, version and any updated versions) to the Zoning Board and ensure all relevant documents are submitted
- [] Double-check proposed fire apparatus turning radius and access with the Fire Department, confirm specs for Fire Department vehicles, and update plans per fire comments
- [] Submit final photometric and landscape plans in the next revision package for board review (include open-space and snow-storage details)
- [] Provide the Planning Department email/request that asks for 15% of parking spaces to be 10'x20' (copy of written request) to the Zoning Board
- [] Perform required test pits at proposed infiltration system locations, document results, and provide test pit reports and any recommended plan adjustments to the board (or include as a condition of approval)
- [] Review and confirm whether proposed retaining walls are considered 'structures' under zoning (and whether they must meet building setbacks), then provide board guidance or plan revisions as needed

- [] Narrow and deliver an updated, prioritized list of outstanding peer-review items after the applicant submits the next revised plan set
- [] Resend the project's traffic study and associated peer-review materials to the Zoning Board and confirm they have been delivered to the board and made available to the public
- [] Confirm water department availability and provide the water commission's required detailed engineering plan/specifications or a formal availability statement to the board
- [] Request and/or prepare a more detailed traffic study (longer counting period and counts during school period and weekday/weekend variability) and report back to the board on whether a new study will be provided
- [] Prepare and submit the waiver request (continuance / procedural waiver) and provide it to the board ahead of the continued hearing
- [] Obtain and provide an up-to-date sewer availability/approval letter from the Sewer Commission to the board (if an updated letter exists, submit it; otherwise confirm status)

Outline

Approval of Previous Meeting Minutes

- Paul Dahlen calls the meeting to order at 7:05 PM on Wednesday, November 5, 2025.
- Lane Goldberg makes a motion to approve the minutes from March 19, 2025, which is seconded and approved.
- Discussion on the minutes from April 25, 2025, with some members unsure about their attendance.
- Marsha Meekins makes a motion to accept the minutes from May 21, 2025, which is seconded and approved.
- Lane Goldberg makes a motion to approve the minutes from June 4, 2025, which is seconded and approved.

Discussion on Missing Minutes and Attendance

- Lane Goldberg makes a motion to approve the minutes from June 18, 2025, which is seconded and approved.
- Lane Goldberg makes a motion to approve the minutes from August 6, 2025, which is seconded and approved.
- Paul Dahlen notes that only one contentious minute remains, which is the April 2, 2025, meeting.

Introduction to Cushman Farms LLC

- Paul Dahlen introduces the next agenda item, which is a public hearing for Cushman Farms LLC.
- Lane Goldberg provides a brief overview of the public hearing and the petition of Cushman Farms LLC for a comprehensive permit under MGL c. 40B.
- Tanya Trevisan introduces Megan Dutra, the engineer on the project, who will present the engineering specs and new plans.
- Paul Dahlen and others discuss the current status of the zoning enforcer and building inspector positions, noting the lack of full-time staff.

Engineering and Traffic Studies

- Tanya Trevisan provides an overview of the project, including the 12.7-acre parcel, 144 units, and 264 surface parking spaces.
- Tanya Trevisan mentions that the Sewer Commission indicated they would send a letter of availability approval, and the Water Commission is working on a more detailed engineering plan.
- Tanya Trevisan notes that the traffic peer review from Gill and Associates concluded that the project had no significant impact on road safety.
- Paul Dahlen and others discuss the fire department's concerns about access and turnaround for fire trucks.

Public Comments and Concerns

- Brit Opochiski, expresses strong opposition to the proposed exit from the new apartment complex onto Copper Beach Drive, citing safety concerns and the impact on the neighborhood's character.
- Paul Dahlen, Keith Hansen, also expresses opposition, mentioning past promises about buffers and the impact of various developments on the neighborhood.
- Paul Dahlen, Paul Tanis, questions the accuracy of the traffic study and the width of the easement on Marion Drive.
- Paul Dahlen, Doug Dondero, highlights the historical context of Copper Beach Drive being closed to traffic and the impact of the proposed development on the neighborhood.

Discussion on Traffic Study and Access Points

- Paul Dahlen and others discuss the adequacy of the traffic study, noting that it was conducted during a period with low traffic volume.
- Paul Dahlen¹ suggests that a more accurate traffic study should be conducted during the school year.

- Paul Dahlen and others discuss the proposed access point on Copper Beach Drive and the potential for future modifications to the road.
- Tanya Trevisan and others discuss the need for a more detailed traffic study and the impact of the proposed development on local roads.

Conclusion and Next Steps

- Paul Dahlen and others discuss the need for a continuing date for the Cushman Farms LLC project, noting the lack of a full board due to the holidays.
- Tanya Trevisan suggests scheduling the next meeting for January 21, 2026, to allow time for further review and discussion.
- Paul Dahlen and others discuss the need for a more detailed traffic study and the impact of the proposed development on local roads.
- Paul Dahlen, Kate Santa Maria, presents a request to add a roof to an existing deck, which is discussed as a potential special permit issue.