



Office of the Kingston Planning Board

Kingston Town House
26 Evergreen Street
Kingston, Massachusetts 02364

Meeting Minutes of December 8, 2025

Approved January 12, 2026

Members:

Thomas Bouchard, Chair
David Gavigan, Vice Chair
Alexander Graham, Clerk
Robert Ketter, Member
Jonathan Barnett, Member
Vacant, Associate Member

CALL TO ORDER

Tom Bouchard called the meeting to order, noting the date as December 8, 2025, and the time as approximately 7 PM, and held a roll call vote:

ROLL CALL

Thomas Bouchard-Chairman: Present
Alexander Graham-Clerk: Present
Robert Ketter: Present
Jonathan Barnett: Present

Staff Present:

Valerie Massard, Town Planner
Paula Green, Administrative Assistant

Summary

On December 8, 2025, the Kingston Planning Board reviewed an application of Bishop's Highway Solar LLC for a 22-acre solar project on a 275-acre property in Kingston and Plympton. The project, a 5 MW AC (7.5 MW DC) array, will impact 8.5 acres of undeveloped woodland. The applicant coordinated with various agencies, including the FAA, FEMA, and Natural Heritage, and agreed to relocate box turtles. Concerns were raised about tree clearing, fence visibility, and potential earth removal. The board approved the site plan, site alteration permit, and stormwater management with conditions, including moving the battery storage and using stockade fencing if needed.

AGENDA ITEMS:

Bishop's Highway Solar LLC – Site Plan Review

Zachary Farkes introduces himself and his team, including Greg Sampson (attorney), and Dean from Kimley Horn, the engineering firm. The project involves a 275-acre property, with 80% in

Plympton and 20% in Kingston, located at the Plympton-Kingston line. The project site is bordered by Indian Pond, Route 44, Bishop's Highway, and a large Sysco (food distribution) facility, with other solar projects and a utility substation nearby. The project is a 22-acre solar farm, with 13.5 acres already impacted by sand and gravel mining or tree clearing, and 8.5 acres of undeveloped woodland to be cut.

Development and Coordination Efforts

Zachary Farkes explains the extensive development efforts, including coordination with the utility, site discovery, and parallel authorities. An informal meeting was held with the conservation agent and town planner in September to understand the property's history and the town's perspective. The building department issued a zoning permit, pending site plan review approval, site alteration permit, and stormwater permit. Coordination with town staff, including a site walk in November, resulted in comments from the peer reviewer and the water department.

Environmental and Regulatory Compliance

Zachary Farkes details the coordination with federal and state agencies, including the FAA, FEMA, and the United States Fish and Wildlife Department, including State-level coordination included Natural Heritage and Mass Historical, with no sensitive items or artifacts identified in the area. Zachary offered an opinion that the project is outside the jurisdiction of the Kingston wetland bylaw, with all activities outside the 100-foot jurisdictional area around Indian Pond.

Efforts were made to reach out to non-participating residents, including those near Snapping Turtle Lane, with no responses received.

Thomas Bouchard opens the floor for public comments:

- Cynthia Carter expressing concerns about the project's impact on Indian Pond and requesting copies of the project plans, which were provided.
- Philip Wade questions the distance from the project to the pond and the height of the fence, with Zachary Farkes providing detailed responses.
- Jimmy Powell from the Jones River Watershed Association raises concerns about the project's history, potential earth removal, and the presence of box turtles.

Valerie Massard and Zachary Farkes discuss the conditions for box turtle relocation and the absence of earth removal from the proposed project, with conditions to include regular inspections of the project while under construction to enforce that no earth removal is occurring.

Board Decision and Conditions

Jonathan Barnett moves to approve the site plan, site alteration permit, and stormwater management with the conditions discussed. The board agrees to move the battery storage as far west as possible to avoid impacting a future water district. Zachary Farkes offers to consider using stockade fence facing Indian Pond and restoring vegetation between the fence and the pond if requested. The motion to approve is seconded by Alexander Graham, and the board votes in favor (4-0), with the project meeting all zoning requirements. Thomas Bouchard thanks the applicants and the planning board for their support and cooperation.

Minutes:

November 10, 2025 minutes were approved as presented.

Motion: Jonathan Barnett

Second: Robert Ketter

All in Favor:

Vote: 4-0

Town Planner Reports and future plans:

Valerie Massard mentions upcoming meetings and projects, including a Coastal Resiliency Grant for the Town Pier and Harbor Master's office looking at sea level rise, and potential cleanup funding received from the Massachusetts Brownfield Program for the old fire station on Maple Street.

Motion to adjourn, seconded and unanimously approved.

Meeting adjourned 7:58 PM

Materials Discussed/Reviewed at this meeting:

Application materials submitted by Bishop's Highway Solar LLC:

- Site Plan Review Application Package prepared by Kimley-Horn Associates, Inc. of Waltham, Massachusetts containing (1) Cover Letter; (2) Project Narrative; (3) Completed filing forms and Zoning Permit; (4) Evidence of Site Control; (4) Preliminary O&M Plan; (5) Zoning Map; (6) Proof of Liability Insurance; (7) Decommissioning Plan; (8) Glare Study Report and (9) Interconnection Application; also included Certified Abutters List and mailing envelopes;
- Civil Design Plans prepared for Bishops Highway Solar, LLC c/o ReWild Renewables, LLC by Kimley-Horn, dated October 22, 2025 (47 pages) (aka "the Site Plan");
- Stormwater Management Report prepared for Bishops Highway Solar, LLC c/o ReWild Renewables, LLC by Kimley-Horn, dated October 22, 2025;
- Vegetation Management Plan for Bishops Highway Solar, LLC c/o ReWild Renewables, LLC by Kimley-Horn, dated October 22, 2025; and
- Correspondence from ReWild Renewables, LLC on behalf of Bishops Highway Solar, LLC dated November 20, 2025 "Correction Notice" correcting one lot number.
- Staff report provided by Town Planner and peer review comments from PGB Engineering

Draft minutes