



TOWN OF KINGSTON

NOTICE OF MEETING

BOARD:	Planning Board
DATE & TIME:	Monday, August 10, 2026 @ 7:00 PM
MEETING LOCATION:	Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE:	Tom Bouchard, Planning Chair

This meeting notice is being posted on the Official Town House Bulletin Board, pursuant to General Law Chapter 30A, Section 20. Said notice and agenda must be filed in the Office of the Town Clerk at least **48 HOURS** prior to such meeting. Such filing and posting shall be the responsibility of the officer calling such meeting.

AGENDA

7:00 PM – CALL TO ORDER – ROOM 200

DISCUSSIONS

7:00 PM Public Hearing

Application of Holly K. Sheils 29 Nelson Street (Map 84, Lot 2) for subdivision approval to create one (1) additional building lot.

7:05 PM Public Hearing and Continued Site Plan Review. *The public hearing will be opened and continued at the request of the Applicant.*

Application of Diversified Funding Acquisition LLC for approval of a Site Plan, and for Special Permits per Section 9.8 Inclusionary Housing, and per Section 9.2.A.2 demonstrating a lesser provision of parking spaces is adequate for all parking needs due to special circumstances, in order to convert a hotel to residential use at 149 Main Street, Kingston, Plymouth County, MA and as shown on the designated Kingston Assessor's Map 57 Lots 26 and 26-1, owned by Payal Hotel LLC, in a Commercial zone.

7:05 PM Appointment

Minor site plan modification at 363 Bishops Highway, (Map 104, Lot 2) by Longview Realty, LLC: requesting fence change based on negotiations with abutting school and Kingston Police Department and to review the elevator extension on rear of the building.

MEETING MINUTES

Approve Planning Board Meeting Minutes of June 8, 2026.

NEXT REGULAR MEETING

The next regularly scheduled Planning Board Meeting will be held on Monday, August 24, 2026 in Room 200 at 7:00 PM

TOWN PLANNER UPDATES

Zoom Information:

<https://pactv.zoom.us/j/91752169575?pwd=dTBiSGdrMVFWR05yWmM1ck9QZE41QT09>

Meeting ID: 917 5216 9575

Passcode: 914134;

Or, dial by your location

+1 929 205 6099 US (New York)

This meeting of the Planning Board will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting or remotely. All Town Board and Commission meetings are required to provide remote participation. If there is a technical problem and remote participation cannot be provided, the meeting will end and be rescheduled.

The Town of Kingston advises its employees and the public that it does not discriminate based on a person's disability in employment or in access to its programs, services, and activities. This meeting location is accessible to people with disabilities. The Town of Kingston has designated Patricia Tucker to coordinate efforts to comply with the requirements of Executive Order 526, the Americans with Disabilities Act, the federal Rehabilitation Act and various other federal and state laws protecting the rights of people with disabilities.

If you have a disability and require a reasonable accommodation to fully participate in this event, please contact the ADA Coordinator no later than forty-eight (48) hours prior to the event by phone at 781-585-0505 or email ptucker@kingstonma.gov to discuss your accessibility needs. Requests for accommodations or modifications made within the forty-eight (48) hour window will be honored to the maximum extent feasible, but it may not be possible to fulfill them.