



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

Meeting Minutes of March 14, 2022

Members:

Tom Bouchard, Chair
Dave Gavigan, Vice Chair
Joanne Cullen, Clerk
Bob Gosselin, Member
Jonathan Barnett, Member
Rich Kenney, Alternate Member
Valerie Massard, Town Planner

ROLL CALL

Present: Tom Bouchard, Dave Gavigan, Jonathan Barnett

Not Present: Joanne Cullen, Bob Gosselin, and Rich Kenney

MEETING MINUTES

Motion to accept meeting minutes of January 24th, 2022, by Dave Gavigan, Seconded by Jonathan 3-0

COMMUNICATIONS

No communications were made

DISCUSSIONS

1. **Public Hearing – modification of Subdivision Rules and Regulations, and Fee Schedule**

After the hearing was opened, Valerie Massard, Town Planner, stated that the forms currently used by the Town are outdated and missing many essential features. Ms. Massard suggested that the Board approve the new forms which have been edited to fit the needs of the planning board. As well, a fee of \$500 for modifications will help to supplement the time required of staff to process modifications. The following forms and fees were requested for approval:

- Forms A-D
- ANR checklist
- Special permit
- Site plan approval
- Modification
- Street name
- Approval
- Time waiver
- Fee schedule
- (Add fee of \$500 for modifications)

Dave Gavigan motioned to close the public hearing and to approve, seconded by Jonathan Barnett, 3-0

Materials: new forms as listed above

2. **Site Plan review, 114R Main St, Dog Daycare**

Caitlin Anderson and Burt Anderson presented the site plans for a doggy daycare. The Anderson's explained that the daycare would have two outdoor playlots connected with separation fences.

The daycare will have three indoor play areas, with two gates for transferring dogs to and from the bathroom area, vinyl fencing outdoors, and synthetic turf. There will be 25 kennels, Ms. Massard stated that the kennels on the plan are only 18ft away from the lot line in the rear and may need to be adjusted for clearance for public safety vehicles turning radius. Tom Bouchard, chairman, asked for the applicants to indicate where the trash will be, how parking will work, to provide a traffic flow plan, and to discuss with the Fire Department about the maneuverability of the site. Ms. Massard suggested to continue the hearing and to make a draft list of conditions.

Dave Gavigan motioned to continue to March 28th, seconded by Jonathan Barnett, 3-0

Materials:

Site Plan Approval Form

Narratives entitled "Off The Hook Dog Daycare, LLC, About our company" and "Off The Hook Dog Daycare, LLC, Dog Daycare and Overnight Boarding"

Site Plan entitled "Existing Conditions #114 R Main Street in Kingston, Mass." Prepared by Flaherty & Stefani, INC. and undated

3. Site Plan Review, Solar Array Town of Kingston, Advanced Solar Products, Inc.

The Board reviewed the site plan of the Town of Kingston's Solar Array project at the old landfill. The plans involve the removal of the defunct wind turbine and its replacement with solar panels. DEP is overseeing and assisting to ensure adequate surety due to the capped land fill. The applicants shared that the solar array would have an increased capacity of 2.7 megawatts from 1.3 megawatts.

Dave Gavigan motioned to approve the site plan, seconded by Jonathan Barnett, 3-0-0

Materials:

Application Packet entitled "Application for Site Plan Approval Proposed Solar Array 8 Cranberry Road Kingston, Massachusetts" prepared for Advanced Solar Products, Inc, and prepared by Cornerstone, dated October 22, 2019

Site Plan entitled "Proposed Solar Array Town of Kingston Sanitary Landfill 8 Cranberry Road, Kingston, Massachusetts 02364" prepared by Cornerstone, dated September 23, 2019

4. Earth Removal – General Bylaw amendment proposed for Town Meeting Warrant

Ms. Massard stated that this amendment will provide a clearer and stronger definition of Earth Removal within the Town Bylaws. The amendment would prohibit industrial mining of sand and gravel or stone. However, incidental earth removal would still be allowed. Firstly, applicants will be required to have permits for the end use which necessitate incidental earth removal. These types of projects will still require submittal of an earth removal application, which will now require map and lot, street address, and stamped plans. In addition to these requirements, applicants will be required to have the Board of Health certify the average depth of ground water before applying for an earth removal permit. The bylaw amendment will also require peer review of removal plans and restoration plans, as needed. This amendment will have clear protections from pollution and nuisance and gives the Town clearer enforcement of noncompliance.

Jonathan Barnett motioned to sponsor the earth removal general bylaw land amendment as presented Jonathan seconded by Dave Gavigan 3-0