



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

**Meeting Minutes of April 25, 2022**  
Approved

**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

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**ROLL CALL**

Present: Jonathan, Bob, Tom  
Not Present: Joanne, Dave, and Rich

**MEETING MINUTES**

No minutes were reviewed

**DISCUSSIONS**

**1. Public Hearing- Petitioned Article- Kingston Zoning Bylaw Section 5 Use Regulations**

Meghan O'Neal (50 Wapping Rd) presented the citizen's petitioned article to change the Kingston Zoning Bylaws for the 2022 Annual Town Meeting. Ms. O'Neal's amendment to Section 5 Uses Regulations, Table of Uses, changes acreage and gross sales dollars requirements. In specific, Ms. O'Neal explained that the current agricultural bylaws are too restrictive for viable small farming and agriculture. O'Neal suggested the following changes in her petition: that the minimum acreage required from 5 acres to 1.25 acres, and to increase the minimum gross sales from \$1000 to \$3000 per acre per year. These changes within the petition article would apply to all agriculture, aquaculture, silviculture, horticulture, floriculture, and viticulture within zones R20, R40, and R80. Ms. O'Neal also assured the Board that this amendment is not related to 61A assessment and taxation of agricultural and horticultural land. Tom Bouchard, Chairman, suggested to remove R20 and to keep the same \$1000 gross sales per acre per year.

Motion to close the public hearing by Bob Gosselin seconded by Tom Bouchard 3-0

Article is not supported by the planning board as proposed by Jonathan Barnett seconded by Bob Gosselin 3-0

*Materials:*

*PowerPoint presentation of proposed zoning amendment prepared by Meghan O'Neal*

2. **48 Howlands lane (Map 48, Lot 17)**—cont'd from March 28<sup>th</sup>; Petitioner has requested continuance to May 9<sup>th</sup>

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Motion to continue public hearing to May 9<sup>th</sup> at 7:01 pm by Bob Gosselin and seconded by Jonathan Barnett 3-0

**NEW/OLD BUSINESS**

**Public Hearing – Special Permit 150 Summer Street (Map 27, Lot 5)**— no action faulty notice, rescheduled for May 23 with new notice

Valerie Massard, Town Planner, stated that the advertisement was faulty and required the hearing to be pushed back. No vote needed, rescheduled for 7:01 PM May 23, 2022.

**Business Partnership Committee**— reinstating Business Partnership Committee

Ms. Massard explained to the Board that the Selectman are considering reinstating the business partnership committee and looking for qualified candidates to join. The Selectman requested that the Planning Board consider appointing a member of the Board to join the new committee. After a short discussion the Board decided not to appoint a member due to lack of members in attendance. Ms. Massard added that she will request additional information about the level of commitment and meeting schedule so the Board could consider who would best fit.

**Clarification vote**— Public Benefit Monies

Ms. Massard explained that the public benefit monies had been placed in escrow accounts, and without Planning Board approval, are unable to be allocated accordingly. More specifically, the Board must vote to allow funds from the “Alexan” account to support pedestrian and bike traffic planning around the “Alexan” property and for fiber optics upgrade at townhouse. Not only this, but all public benefit monies were presented on a table with supporting documentation to stipulate the use of public benefits monies. By clarifying the vote, the Accounting Department and Planning Department can better coordinate the maintenance and use of these funds.

Motion to move funds to correct accounts from accounts with the names Coopers Run, Jones River Estates, L Knife, Macfarlane, and Sylvia Pond Estates and appropriate the money from Alexan Kingston as described by Valerie, moved by Jonathan Barnett, and seconded by Bob Gosselin 3-0

*Materials:*

*Table of Public Benefit Accounts prepared by Valerie Massard*

Motion to adjourn by Bob Gosselin, seconded by Tom Bouchard 3-0

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