



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

**Meeting Minutes of May 23, 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

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**ROLL CALL**

Present: Dave Gavigan, Joanne Cullen, Jonathan Barnett, Rich Kenney  
Not Present: Tom Bouchard, Bob Gosselin

**MEETING MINUTES**

No minutes were reviewed

**COMMUNICATIONS**

Announcement of new Assistant Town Planner

**DISCUSSIONS**

**1. Public Hearing — Kaye 51 Evergreen St (Map 36, Lot 114) Special Permit for Accessory Dwelling Unit (ADU) in R20 Zone**

Ms. Massard stated that this application has been reviewed by staff in preparation for this meeting and meets all requirements. Susan Kaye, the applicant, presented the plans. Ms. Kaye shared with the planning board that the sewer commission has “okayed” this project, and the sewer approval will be given with the building permit. Ms. Kaye further explained that her project will convert a preexisting barn into dwelling unit and construct a garage to connect the main house and accessory dwelling unit.

Public comment:

Ralph Calderaro (57 Evergreen St) has no problem with ADU, but in 1987, the Planning Board required that one of the units must remain owner occupied. Ms. Massard responded that this is now a requirement in the Zoning Bylaw and is mandatory.

Motion to close by Joanne, seconded by Jonathan 4-0

Motion to approve special permit for ADU by Joanne, seconded by Jonathan with a provision that there is a municipal lien certificate to confirm there are no payments owed to the town on the property 4-0

*Materials:*

*Plot Plan (no title block) showing topo, vegetation and setbacks/locations of all structures, utilities and significant vegetation on the property, plans prepared by Merrill Engineers and Land Surveyors of Plymouth, Massachusetts*

*Architectural drawings and elevations (8 sheets) prepared by bf architects (Bill Forniciari) of Plymouth, Massachusetts dated December 1, 2021*  
*Memorandum dated April 12, 2022, from the Petitioner detailing how the proposed petition satisfies the requirements of the Zoning Bylaw for the ADU*

**2. Public Hearing — LaGreca 150 Summer Street (Map 27, Lots, 5, 6, and 8) Special Permit for retail/restaurant and/or office space in an existing building within the Commercial District**

Roger LaGreca presented the plans depicting the three-lot site, and preexisting dwelling units and commercial space. The special permit will allow LaGreca to have tenants of the defined multiple uses move into the building without requiring board review for each tenant. Ms. Massard asked that the applicants improve the property by painting the signpost, replace trim and soffits, and screen the trash receptacle. Mr. Barnett asked for a reasonable time frame for the improvements to be made. Mr. Gavigan suggested that 90 days is adequate for these improvements.

Motion to close by Joanne, seconded by Jonathan 4-0

Motion to approve by Joanne, seconded by Jonathan 4-0

*Materials:*

*Plan entitled “‘Site’ Plan of Land in Kingston, Massachusetts prepared for Roger LaGreca” prepared by Webby Engineering Associates, INC. dated 8/10/21*

*Narrative of business accompanied by hand drawn floor plans*

**3. Site Plan Review: Brownbuilt Construction 1 Tremont St and 163 Summer St – Apartments (Map 20, Lot 73 and Map 27, Lot 77) (Reference ZBA case # 22-06 SP to change, alter extend non-conforming use; waiver of coverage and open space its requested)**

Ms. Massard clarified that the Planning Board is only reviewing the site plans, the waivers sought by the applicant are to be reviewed by the Zoning Board of Appeals. Scott Fanara presented the site plan depicting the current site of a commercial zoned twelve-unit building, a three-unit building, and an office with a garage. As explained by Mr. Fanara, the new site plans show the razing of the office building and building an additional two six-unit buildings. Additionally, the site plan showed screening schemes for the building and for trash receptacles. Ms. Massard stated the fire truck turning radius was checked on plans. But staff has concerns about the coverage of impervious surface and the density of the site. Ms. Massard suggested the planning board condition approval on the outcomes of peer review of storm water, lighting, screening, density, and impervious surfaces. Ms. Massard also encouraged the planning board to condition that the approval of the site plan is dependent on the review of a pending ZBA special permit as it is difficult to know how the site plan will change during ZBA review.

Motion to approve site plan by Joanne on condition that before a building permit is issued, and the outcomes of the peer review (of storm water, lighting, screening, density, and impervious surface coverage) and ZBA special permit is reviewed 4-0

*Materials:*

*Narrative entitled “Site Plan Review Address 1 Tremont Street & 163 Summer Street – Assessors Map 27 Lots 73&77”*

*Plans entitled “Site Plan Assessors Map 27 Lots 73&77, 1 Tremont Street & 163 Summer Street Kingston, Massachusetts” prepared by Grady Consulting LLC and dated 3/30/22*

*Emergency Vehicle Access Plan dated May 2, 2022, and prepared by Grady Consulting LLC*

*Stormwater Management Design Calculations 1 Tremont Street & 163 Summer Street Assessors lot 20/73 and 27/77 prepared by Grady Consulting LLC and dated March 14, 2022*

4. **ANR Plan:** Combine Map 82, Lots 10, 11, and 14 (26-28 Raboth Rd into new lot 82-10); land of Dirico

Motion to endorse Joanne seconded by Jonathan 3-0

*Materials:*

*Plans entitled "Approval Not Required Plans for Map 82, Lots 10,11, and 14, 26-28 Raboth Rd Kingston, Massachusetts" prepared by Grady Consulting, LLC, dated May 18, 2022.*

Motion to adjourn by Dave Joanne seconded 3-0