



# Conservation Commission Meeting Minutes

## Tuesday January 18, 2022

Town of Kingston  
26 Evergreen Street  
Kingston, MA 02364  
Virtual Meeting

**Present (virtual):** Kalina Vendetti (Chairperson), Jim Franklin, Vittorio 'Buz' Artiano, Glen Duffy

**Absent:** Megan Hickey, Dot MacFarlane, Dana Duperre

**Staff:** Matt Penella, Conservation Agent  
Mike Perrin, Assistant Conservation Agent

**Location:** Virtual

**Commission Meeting Started:** 4:45PM

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**Chairperson Kalina Vendetti:** The time is 5:02pm, the date is Tuesday, January 18, 2022. I will take a roll call to open the meeting.

**MOTION:** Buz makes the motion, Jim seconds; PASSES 4-0-0.

**Kalina:** Please note we are doing a hybrid meeting with in-person and virtual attendance. If a member of the virtual public would like to make comments during a public hearing, please use the "raise hand" function on Zoom, and you will be assigned a speaking time. If you are listening in via Telephone Dial-In, press     \*9 to raise your hand, and then press     \*6 to unmute yourself. This meeting is being recorded by PacTV and a record of this meeting will be posted on the Kingston town website as soon as we are able. If you would like to record the meeting, please let the chairperson know now.

### **BUSINESS:**

#### **I. Action Item**

##### **Right of First Refusal**

*Ring Rd Bogs*

**Matt:** I sent the CR to the Commissioners for your review and made a few edits myself. I added acreage, floodplain info, water quality info, and wetlands and priority habitat info. I had added language on the composting section saying that the composting should occur outside ConCom

jurisdiction. They disagreed and would want that removed, allowing for the composting cranberry leaves, stating this is standard practice. It pertains only to materials originating on the premises, so I am OK with this and struck my edit. This was the only change made after sending it to the Commission. Before sending, I changed animal husbandry to be outside of jurisdiction. I added a clause to the Agricultural Structures and Improvements section to include approval from the ConCom for the construction of new structures. Any questions?

**Buz:** I think the CR is thorough and gets the job done.

**Kalina:** It looked good to me as well.

**Glen:** Me as well.

**Jim:** I am also satisfied. Kim, can you update us on what you are looking for and your timeline?

**Matt:** Just to add one more thing: this came as a draft and I edited the document over the weekend, working with Adam and his team. They want to make sure the project would still be viable if they wanted to sell in the future, but also, we wanted to have Town Counsel look over it. I would think the Commission can make an agreement, but not a signed document.

**Kim Emberg, Board of Selectmen:** I have no idea what the BOS will do.

The Applicant asked for us to accelerate the process, so we will likely move forward one way or another tonight. If the ConCom support the CR or not, you can add a contingency. February 4<sup>th</sup> is the deadline for the ROFR.

**Buz:** The solar has already been approved. The whole purpose is to protect the rest of the property. I believe the CR presented does provide this protection.

**MOTION:** Buz makes the following motion: "The Conservation Commission reviewed the Conservation Restriction draft as edited by Conservation Agent Matt Penella, and pending review by Town Counsel as well as signature and exercising of the Conservation Restriction, the Commission feels that exercising Kingston's Right of First Refusal is not necessary from a conservation perspective."

Buz makes the motion, Jim seconds; PASSES 4-0-0.

### **CLOSING REMARKS**

**Buz & Glen:** \*Leave before adjourning due to Zoom difficulties, both know meeting will be closed and are satisfied with the outcome. \*

**Kalina:** The time is 5:20PM. The next meeting will be held on January 26th, 2022 at 6:30PM. Will a Commissioner make a motion to adjourn the meeting?

**MOTION:** Jim makes the motion, Kalina seconds; PASSES 2-0-0.

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**Prepared by:** Michael Perrin, Assistant Conservation Agent, Conservation Department

**Approved by Conservation Commission:**

**Materials Presented at Meeting:**

- Agenda

- Agent/Staff Notes
- Applications, plans, and relevant documents associated with the public hearings and discussions
- Meeting Minutes subject to review and approval