

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



MAPLE ST. PROPERTIES



Proposed Age 55+ & Low/Moderate-Income Housing Redevelopment

SPRING 2025 MUNICIPAL ASSISTANCE PROGRAM

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PROPERTY INFORMATION

Address: 8, 10, and 20 Maple St.
Kingston, MA

Property Size: 14 acres

Current Zoning: Town Center (TC)



Site History

This Site is a collection of 3 adjacent properties: the former Hergit Oil petroleum facility (8 Maple Street), the former Maple Street Fire Station (10 Maple Street) and an undeveloped portion of the former C. Drew & Company property (20 Maple Street), all of which are currently vacant or underutilized.

Considerations

Town officials indicated a strong desire for site reuse to provide housing opportunities for low/moderate-income area residents aged 55+, including ADA accessible units, in a compact, pedestrian friendly neighborhood. Provision of community space(s), adequate parking, pedestrian connectivity, context-appropriate architecture and wetland protection were all important considerations.

Reuse Alternative

Total of 37 residential units ranging from 1,000-1,420 SF and of varied housing types (detached single-family homes, single-level townhouses and 2-story townhouses) intended for low/moderate-income residents aged 55+.



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UConn TAB worked with the Town of Kingston to develop a conceptual reuse plan for this brownfield site.



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