



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD:	Zoning Board of Appeals
DATE & TIME:	Wednesday, March 1, 2023 @ 7:00 PM
MEETING LOCATION:	Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE:	Debora Barry, Executive Secretary

This meeting notice is being posted on the Official Town House Bulletin Board, pursuant to General Law Chapter 30A, Section 20. Said notice and agenda must be filed in the Office of the Town Clerk at least **48 HOURS** prior to such meeting. Such filing and posting shall be the responsibility of the officer calling such meeting.

For those who want to watch this meeting, it is being broadcast by PACTV on Comcast 15 or Verizon 42 and streamed on YouTube at www.pactv.org/stream.

For anyone wishing to speak during the meeting, you are welcome to join us in person in room 200 or to join the Zoom call.

This meeting is being recorded by PACTV. Anyone intending to make an audio or video recording of this meeting should notify the Chair.

AGENDA

7:00 PM – CALL TO ORDER – ROOM 200

APPOINTMENTS:

1. **7:00 PM - CONTINUED** - Applicant, 1 Tremont St. and 163 Summer St., seeks a special permit per §4.2A Nonconforming structure, use or lot number 4(a), waivers from 8.2A intensity schedule and variance per 6.8.D.1r as applicable in order to construct two new 6-unit apartment buildings and modify the existing site plan to facilitate construction. Site plan prepared by Grady Consulting, LLC. 3/15/2022.
CONTINUED TENTATIVELY TO 4/5/2023 AT 7:00 PM. TO BE CONFIRMED BY ZBA MEMBERS AT HEARING.
2. **7:05 PM – CONTINUED** - Applicant, 8 Smelt Pond Road, seeks a special permit from the Zoning Board of Appeals per §4.2.A subsection 4.a in order to expand a preexisting, nonconforming structure on a preexisting lot by adding a 26x20 addition to a single family dwelling. Plans: Grady Consulting LLC, Job #22-190, October 26, 2022, for Daniel Pepe, 8 Smelt Pond Road.
CONTINUED TENTATIVELY TO 4/5/2023 AT 7:05 PM. TO BE CONFIRMED BY ZBA MEMBERS AT HEARING.
3. **7:10 PM** - Continued from 2/1/2023 - Public Hearing from - Applicant, Cartec Collision, lot owned by David and Stacy Conden must seek a special permit from the Zoning Board of Appeals per section 5.2 table of uses page 36 to include foot notes 22 a-b in order to operate a motor vehicle sales facility in a preexisting building at 132 Pembroke St.
4. **7:15 PM** - Continued from 2/15/2023 - Applicant, Spencer Kingston Realty LLC, Dunkin Donuts located at 121 Main St. must seek a variance from the Zoning Board of Appeals per section 10.4.B powers subsection #3 of the Kingston zoning bylaw (ZBL) in order to install signage in excess of the allowances for size and numbers of signs as described in ZBL section 9.4.D.

ADDITIONAL ITEM:

1. Review application for ZBA Alternate Member and provide comment to the Board of Selectmen for appointment.

MEETING MINUTES:

1. To be approved.

ADJOURN:

NEXT REGULAR MEETING:

1. March 15, 2023

ZOOM

<https://pactv.zoom.us/j/92458461317?pwd=Mk1EQ3pST245Zm0rUWJHL0lQT3FTQT09>

Meeting ID: 924 5846 1317

Passcode: 829268

This meeting of the Zoning Board of Appeals will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

The Town of Kingston advises its employees and the public that it does not discriminate based on a person's disability in employment or in access to its programs, services, and activities. This meeting location is accessible to people with disabilities. The Town of Kingston has designated Paul Armstrong to coordinate efforts to comply with the requirements of Executive Order 526, the Americans with Disabilities Act, the federal Rehabilitation Act and various other federal and state laws protecting the rights of people with disabilities.

If you have a disability and require a reasonable accommodation to fully participate in this event, please contact the ADA Coordinator no later than forty-eight (48) hours prior to the event by phone at 781-585-0505 or email parmstrong@kingstonma.gov to discuss your accessibility needs. Requests for accommodations or modifications made within the forty-eight (48) hour window will be honored to the maximum extent feasible, but it may not be possible to fulfill them.