

TOWN OF KINGSTON
ZONING BOARD OF APPEALS

MINUTES
October 18, 2023

Members:

Mr. Paul Dahlen – Chairman
Mr. Doug Dondero – Vice Chairman
Mr. Lane Goldberg
Mr. Robert Mullen
Mr. Kevin Wrightington
Mr. Brian Woods – Associate Member
Ms. Marsha Smith Meekins – Associate Member

In attendance in Room 200: Mr. Dondero, Mr. Goldberg, Mr. Wrightington, Mr. Mullen, Mr. Woods, and Ms. Meekins. Mr. Silva was present via Zoom.

Absent: Mr. Dahlen was absent from this meeting.

Mr. Dondero opened the meeting of the Zoning Board of Appeals at 7:07 PM, seconded by Mr. Goldberg.

VOTE of 6-0-0.

Mr. Goldberg read the Public Hearing notice for 3 Grandview Avenue and motioned to open, seconded by Mr. Mullen.

VOTE 6-0-0

Appointment:

7:00 PM – Applicant, Susan Larson, 3 Grandview Avenue, Map 38 Lot 93, must seek a special permit from the Zoning Board of Appeals per section 4.2.A nonconforming structure use or lot subsection 4(a) in order to remove the roof on a nonconforming structure on a nonconforming lot and build a second floor for living space. Renovation plans to existing residence prepared by Doug Friesen of Duxborough Designs on 2/13/2023. Plan of Land prepared by Stephen Moran of Moran Surveying Incorporated on 12/30/2022.

Doug Friesen of Duxborough Designs, 34 Clifford Road, Plymouth, MA explained the renovation to the Board members. The second-floor attic will be the master bedroom. The number of bedrooms will not be changing. It will be two bedrooms. The deck will be taken off where the addition is going which will create relief. The use continues the way it is.

Mr. Dondero asked if this is going to the Conservation Commission.

Doug replied yes due to the overhang on rear of house.

Mr. Wrightington spoke of the proposed plan and questioned it showing two bedrooms downstairs. Questioned the number of parking spaces and whether they are on the road or driveway. Expressed concern of emergency vehicles getting by.

Sue Larson, 3 Grandview Road, applicant stated that one of the bedrooms downstairs will be an office. They can park 3 cars on the road as there is plenty of room for vehicles to get by.

Ms. Meekins refers to the number of bedrooms and the planning staff report.

Mr. Goldberg questioned whether they have conservation approval. He also refers to the planning staff report. The suggestion was made to continue the hearing until they see conservation and a letter from the fire department stating that it is okay to park in the street. Mr. Goldberg proceeds to explain that the Staff Report from Planning does suggest that ZBA continues until after they go before the Conservation Commission.

Ms. Meekins agreed with Mr.

Mr. Woods commented that the drawing must show the office on the first floor and not the two bedrooms and that usually cases come to ZBA after everything else in departments is taken care of.

Jason Silva, via Zoom stated that the application had come in and Doug, Sue Larson and Jason sat and went over the application and Doug made revisions and adjustments in order to meet some building code issues. Under zoning aspects of it the increase in bedrooms would require an increase in parking. Keeping the home as is as a two-bedroom existing/proposed eliminates any increase in parking and therefore there's no relief required. If the Special Permit is approved, then it could contain something in the decision as a condition to ensure that the home always remains as a two family because parking on the road is not an acceptable thing to do even though that has what's been done. There's no way this Board has the right to grant relief for anyone to park in the road.

MOTION by Mr. Dondero to **CONTINUE** to November 15, 2023, at 7:05 PM after the applicant has finished with the Conservation Commission seconded by Mr. Goldberg.

VOTE 6-0-0

Mr. Goldberg read the Public Hearing notice for 25 Cole St. seconded by Mr. Woods.

VOTE 5-0-0 (Mr. Dondero stepped out while the PHN was being read)

Appointment:

7:05 PM – Applicant, Paul Scott, Jr. 25 Cole Street, Map 48 Lot 50, Applicant must seek a special permit from the Zoning Board of Appeals in order to add a 12'x23' addition to the rear of the existing home on a preexisting, nonconforming lot to a preexisting, nonconforming structure per §4.2, #4, subsection a.

Noah White, Stenbeck and Taylor, 844 Webster Street, Marshfield, MA representing the applicant explained the proposed addition.

Mr. Wrightington asked about the existing bedrooms.

Noah replied that there is currently one bedroom and will increase to two bedrooms. The driveway is on the right side of the house.

Mr. Woods asked if the deck will be removed from the back of the house.

Noah replied, yes.

Mr. Goldberg asked how many cars can park in the driveway.

Paul Scott, 25 Cole St. replied that they can park three cars in the driveway in the yard not including the front. The plan is to extend it more.

Ms. Meekins asked about the sq ft. of the addition.

Noah replied that the addition is 268.8 sq ft. The existing deck is included in the impervious coverage table. The house, deck and steps were put together. Since the deck is getting eliminated, it is decreasing the total impervious coverage. The addition is smaller with the deck removed.

Mr. Wrightington asked about adding more gravel to the driveway up to where the addition is going.

Noah replied that the gravel is going to the stockade fence. There is one existing bedroom, and we are proposing to add one more bedroom.

Paul Scott stated that there will be one bedroom added with a closet and pantry/office.

Ms. Meekins asked if there were any abutters that would like to comment.

There were no abutters in opposition.

MOTION: Mr. Goldberg motioned to close the hearing and seconded by Mr. Dondero.

VOTE 6-0-0

MOTION: By Mr. Wrightington to **APPROVE** the Special Permit for 25 Cole Street for a one-bedroom addition (two bedrooms total), seconded by Mr. Mullen.

VOTE of 6-0-0.

MINUTES:

8/2/2023 minutes reviewed and **APPROVED**, motion by Mr. Goldberg and seconded by Mr. Mullen with a vote of 3-0-0. (Mr. Goldberg, Mr. Wrightington and Mr. Mullen)

9/20/2023 minutes review and **APPROVED**, motion by Ms. Meekins and seconded by Mr. Mullen with a vote of

4-0-0

MOTION: To **ADJOURN** by Mr. Goldberg and seconded by Mr. Wrightington.

ADJOURN: 7:43 PM

Respectfully submitted,

Debora Barry

Executive Secretary - Zoning Board of Appeals