

TOWN OF KINGSTON
ZONING BOARD OF APPEALS

MINUTES
November 15, 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. Dahlen, Mr. Wrightington, Mr. Mullen, and Mr. Woods.

In attendance via Zoom: Ms. Meekins, Mr. Jason Silva, and Attorney Talerman

Absent: Mr. Dondero and Mr. Lane were absent from the meeting.

Mr. Dahlen opened the meeting of the Zoning Board of Appeals at 7:08 PM, seconded by Mr. Wrightington.

VOTE: 5-0-0.

Appointment:

7:05 PM - (CONTINUED TO JANUARY 17, 2023, AT 7:05 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.

Mr. Wrightington read the Public Hearing notice for 3 Grandview Avenue and motioned to CONTINUE the hearing to January 17, 2024, at 7:05 PM.

MOTION: Mr. Dahlen motioned to **CONTINUE** 3 Grandview Avenue and to January 17, 2024, at 7:05 PM, seconded by Mr. Mullen.

VOTE 5-0-0

Appointment:

7:00 PM – Applicant must seek a modification to special permit #22-02 in order to change and/or add services to the existing approvals to a dog daycare facility at 114R Main St. “Off the Hook Dog Day Care”, Caitlin Anderson, Map 58, Lot 132.

Mr. Wrightington read the Public Hearing notice for 114R Main Street and motioned to open the public hearing, seconded by Mr. Mullen.

VOTE: 5-0-0

There were no abutters present for this hearing.

Mr. Dahlen requested that a decision not be made on capacity or curbside pickup during this meeting.

Jason Silva stated that there have not been any complaints from abutters.

Caitlin Anderson, 114R Main Street, Off the Hook Dog Day Care requested to add the following services:

- Classes/dog training
- adoption dog events during normal business hours
- Host vaccine clinics
- Dog grooming being held within limits

Mr. Dahlen pooled the board.

Mr. Mullen stated that the business is well run and had no questions.

Mr. Woods had no issues with the requests.

Ms. Smith-Meekins asked the applicant what she is anticipating for numbers of dogs for grooming.

Caitlin Anderson replied that she cannot surpass 35 dogs and explained the head count of dogs.

MOTION: Mr. Wrightington motioned to close the hearing of 114R Main Street with **CONDITIONS**, seconded by Mr. Mullen.

VOTE: 5-0-0

MOTION: To **APPROVE** the following **CONDITITIONS** for 114R Main Street by Mr. Dahlen, seconded by Mr. Wrightington.

1. Allow dog training.
2. Allow vaccine clinics.
3. Allow grooming to be kept within limits.
4. Allow adoption dog events during normal hours.

MOTION: Mr. Dahlen motioned to continue 114R Main Street for remining requests to January 17, 2024, at 7:10 PM, seconded by Mr. Wrightington.

VOTE: 5-0-0

Appointment:

7:10 PM – Applicant, Fred Tonsberg, 60 Country Club Way, Map 74, Lot 4 must seek a modification to an existing special permit from the Zoning Board of Appeals case #888 of 1997 in order to construct a golf course maintenance building in a different location as originally detailed in 1997 approvals. Site Plan for proposed maintenance building at Indian Pond Country Club, Inc. prepared by Joseph Webby, Jr. and Richard DeBenedictis of Webby Engineering Associates, Inc. dated 7/11/2023.

Mr. Wrightington read the Public Hearing notice for 60 Country Club Way and motioned to open the public hearing, seconded by Mr. Mullen.

VOTE: 5-0-0

Attorney Fleming representing Fred Tonsberg, Applicant for 60 Country Club Way explained lots subject to the Special Permit. He proceeded to explain the history of the past permits, property, and current request of the new building for golf cart storage.

There was much deliberation with the Zoning Board members, Attorney Talerman, the applicant Fred Tonsberg and Attorney Fleming over the current request for a special permit modification or for the applicant to apply for a new special permit.

Mr. Dahlen asked the applicant, Fred Tonsberg and Attorney Fleming if they would like to take a short recess to decide which avenue to take.

MOTION: Mr. Dahlen requested a 5-minute recess, seconded by Mr. Wrightington.

VOTE: 5-0-0

MOTION: Mr. Dahlen motioned to open the hearing after recess, seconded by Mr. Wrightington.

VOTE: 5-0-0

Attorney Fleming proceeded to tell the Zoning Board members that the applicant, Fred Tonsberg would like to **WITHDRAW** his request for a modification to the special permit.

MOTION: Mr. Dahlen motioned to WITHDRAW the modification request for a special permit and to reapply for 60 Country Club Way and move to accept the WITHDRAWAL, seconded by Mr. Wrightington.

VOTE: 5-0-0

MOTION: By Mr. Woods to close the hearing and adjourn, seconded by Mr. Mullen

VOTE: 5-0-0

ADJOURN: 8:21 PM

Respectfully submitted,

Debora Barry
Executive Secretary - Zoning Board of Appeals