



TOWN OF KINGSTON **NOTICE OF MEETING**

Board: Zoning Board of Appeal

Date & Time: January 17, 2024, 7:00 PM

Meeting Location: 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.

The Town of Kingston advises its employees and the public that it does not discriminate on the basis of 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.

AGENDA

APPOINTMENTS:

7:00 PM – CONTINUED TO 3/6/2024 at 7:00 PM - A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 and Zoom on Wednesday, November 1, 2023, at 7:05 PM to hear the petition of Cushman Farms, LLC., 33 Cushman Drive, Kingston, MA 02364. To request a Comprehensive Permit under Massachusetts General Laws Chapter 40B, to allow construction of three apartment buildings proposed to build 100 sixty-two (162 units of rental housing (the “project”) on approximately 11 acres of land located off Marion Drive and Cushman Drive (the “site”) in Kingston (the “municipality”) with an associated community building, access road, parking, stream crossing, utilities, and stormwater features on assorted parcels along Thomas St., including Off Pleasant St. and Pleasant St. Map 66 Lots 29, 32, 33, 35, 37, 38, 40, 41, 42, 47 and Map 75 Lots 5 and 7. Mass Housing ID #1159. Plot Plan by Coneco Engineers & Scientists, Bridgewater, MA. Drawn by Surveyor Timothy S. Bodah, PLS dated September 28, 2023. Comprehensive Permit Plans by Coneco Engineers & Scientists. Plans drawn by Engineer Damien J. Dmitruk, P.E., dated October 2, 2023.

7:05 PM - A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday, September 20, 2023, at 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.

7:10 PM - A public hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday, November 15, 2023, at 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.

MEETING MINUTES: To be approved.

ADJOURN:

This meeting will be recorded via PACTV. Note that the meeting can also be seen on COMCAST 9 or VERIZON 42 or on PACTV’s YouTube channel which can be viewed at pactv.org/stream

Zoom remote public access will be available to the public for remote participation where participation is allowed or required. 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 or remotely. All Town Board and Commission meetings are required to provide remote participation. If there is a technical problem and remote participation cannot be provided, the meeting will end and be rescheduled.

Topic: Kingston ZBA - Public

Time: 7:00 PM

Zoom Information

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

Meeting ID: 924 5846 1317

Passcode: 829268

One tap mobile

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Dial by your location

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Meeting ID: 924 5846 1317 Passcode: 829268