

TOWN OF KINGSTON
ZONING BOARD OF APPEALS

MINUTES
January 17, 2024

Members:

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

In attendance in Room 200: Mr. Dahlen, Mr. Dondero Mr. Wrightington, Mr. Mullen

In attendance via Zoom: Mr. Goldberg

Absent: Ms. Marsha Smith Meekins

Mr. Dahlen opened the meeting of the Zoning Board of Appeals at 7:04 PM, seconded by Mr. Dondero.

Mr. Dondero read the public hearing for 33 Cushman Drive and motioned to open the hearing, seconded by Mr. Wrightington with a **VOTE** of 5-0-0.

Appointment:

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.

Damien Dmitruk, Engineer requested a continuance to design and evaluate wastewater system.

Mr. Dahlen stated that the Applicant needs to pick a peer review and sign a time waiver form due to the 45 day continuance on the 180 day extension.

***NOTE** – Time waiver form was signed and received on January 18, 2024.

MOTION: Mr. Dahlen motioned to continue the hearing for 33 Cushman Drive to March 6, 2024, at 7:00 PM, seconded by Mr. Mullen.

VOTE: 5-0-0

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.

Mr. Dondero read the public hearing notice for 3 Grandview Avenue and **MOTIONED to CONTINUE** to April 3, 2024, at 7:00 PM, seconded by Mr. Wrightington.

VOTE: 5-0-0

Mr. Dondero read the public hearing notice for 114R Main Street, seconded by Mr. Wrightington.

VOTE: 5-0-0

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.

Caitlin Anderson spoke of her requests.

The board did not have any issues with the requests. There were no abutters present. The Building Inspector, Jason Silva did not receive any complaints.

MOTION: Mr. Dahlen motioned to AMEND THE SPECIAL PERMIT, seconded by Mr. Wrightington.

VOTE: 5-0-0

MODIFICATION TO SPECIAL PERMIT #22-02:

1. AMEND #8 of the Final Decision of #22-02 and ALLOW an increase in the capacity of dogs from 35 to 45.
2. AMEND #2 of the Final Decision of #22-02 and ALLOW an increase in the capacity of dogs outside in the fenced in area from 3 dogs to 14.
3. AMEND #3 of the Final Decision of #22-02 with NO limits of dogs upon arrival or departure, entering or leaving the dog daycare facility.

MINUTES:

May 17, 2023, motioned to **APPROVE** minutes by Mr. Dahlen, seconded by Mr. Wrightington.

VOTE 4-0-0 (Mr. Goldberg was not present at this hearing)

September 14, 2022, motioned to **APPROVE** minutes by Mr. Mullen, seconded by Mr. Goldberg.

VOTE: 5-0-0.

ADJOURN: Mr. Dondero motioned to adjourn at 7:28 PM, seconded by Mr. Mullen with a vote of 5-0-0

Respectfully submitted,

Debora Barry
Executive Secretary Zoning Board of Appeals