



TOWN OF KINGSTON **NOTICE OF MEETING**

Board: Zoning Board of Appeal

Date & Time: May 15, 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 - A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 and via Zoom on Wednesday, December 6, 2023, at 7:00 PM to hear the petition of Priolo Wapping Realty, LLC., 233 Pembroke Street, Kingston, MA 02364. To request a Comprehensive Permit under Massachusetts General Laws Chapter 40B, to allow construction at 113 & 117 Wapping Road (the "site") in Kingston (the "municipality") of an age restricted residential development consisting of sixty (60) units (the "project") on approximately 643,263 S.F. of land. Map 52 Lot 9 and Map 42 Lot 8. Mass Housing ID #1165. Traffic Impact Assessment by River Hawk Environmental, LLC., Marshfield, MA dated June 2023. Site Plan prepared by River Hawk Environmental Civil Engineering & Environmental Consulting, Middleboro, MA. Plans designed by, Plans Design, Quebec, Canada dated July 7, 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, May 15, 2024, at 7:10 PM. Applicant, Doug Ratta, 1 Landing Road, Map 46 Lot 60, must seek a special permit from the Zoning Board of Appeals in order to expand a preexisting, nonconforming single family dwelling on a nonconforming lot by adding an 18x22 addition and approximately 14x10 deck 9' from a sideline and 10' from a rear line. Contractor, Mark Buell of Aging in Place of Cape Cod, Bourne, MA. Site Plan prepared by Webby Engineering dated 3/19/2024. Progress Print prepared by Rockwood Design, Inc., Marshfield dated 3/6/2024.

7:15 PM - A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday, February 7, 2024, at 7:05 PM. Applicant, Summer Hill Limited Partnership located at 160 Summer Street 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. Proposed Parking and Building Changes Plan by Associated Engineers of Plymouth, MA. Signage by Brenner Signs, Plymouth, MA.

MEETING MINUTES: To be approved.

ADJOURN:

This meeting will be recorded by the Local Seen. 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

+1 929 205 6099 US (New York)

Meeting ID: 924 5846 1317 Passcode: 829268