



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD: Zoning Board of Appeals
DATE & TIME: Wednesday, July 17, 2024 @ 7:00 PM
MEETING LOCATION: Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE: Jeanne Dunn , 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.

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

[7:00 PM] – CALL TO ORDER – ROOM 200

APPOINTMENTS:

1. **7:00 PM-** Indian Pond Country Club

- A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday, March 6, 2024, at 7:05 PM. Applicant, Fred Tonsberg, 60 Country Club Way, Map 74, Lot 4 seeks a special permit from the Zoning Board of Appeals per section 5.2 table of uses Kingston Zoning By Law, page 33 in order to construct a maintenance building for the existing Country Club. 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. Retaining Wall Location and Note Plan, Civil Connection, LLC., Gilmanton, NH dated 11/29/2023.

2. **7:05 PM-** 113 Wapping Rd

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.

3. **7:10 PM-** 30 Smith's Lane

A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday, July 17, 2024, at 7:15 PM. Applicant, Joseph Smith, 30 Smith's Lane, Map 67, Lot 105 must seek a special permit per section 4.2A nonconforming structure, use or lot subsection 4(a) in order to convert an existing front deck/porch into living space located within the front setback.

4. **7:15 PM-** 33 Cushman Drive

Applicant, 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

5.

MEETING MINUTES:

1. To be approved 04/03, 05/01, 06/05

ADJOURN:

NEXT REGULAR MEETING:

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

+19292056099,,92458461317#,,, *829268# US (New York)

Dial by your location

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Meeting ID: 924 5846 1317 Passcode: 829268