



Zoning Board of Appeals

Kingston Town House, 26
Evergreen St. Kingston Ma 02364

ZONING BOARD OF APPEALS MINUTES 09/18/24

The Kingston Zoning Board of Appeals meeting on September 18, 2024, focused on the decision for a comprehensive permit for properties at 113 and 117 Wapping Road. The board reviewed and approved the revised permit document, noting corrections such as the number of units and bedroom configurations. A motion to approve the permit was made and seconded, with all members in favor. The appeal period and the need for Mylar submissions were discussed, emphasizing the requirement for three signatures and the process for minor changes. The meeting concluded with a motion to adjourn, which was seconded and passed unanimously.

Action Items

- ☐ Provide Mylars for signatures
- ☐ Review and sign the final permit document
- ☐ Email the final permit document to all board members
- ☐ Determine the exact appeal period for the comprehensive permit

Outline

Opening the Meeting and Agenda Overview

- Paul Dahlen opens initiates the meeting, confirming the date and time as September 18, 2024, and requests a second to open the Kingston Zoning Board of Appeals.
- The meeting is confirmed open, and Paul Dahlen notes that the only agenda item is the decision on the comprehensive permit for 113 and 117 Wapping Road, which was previously continued.
- Paul Dahlen mentions that there have been a few amendments to the draft, including corrections to the number of units and other minor changes.
- Lane Goldberg is acknowledged as present, and Paul Dahlen asks if anyone has reviewed the revised document.

Review of Revised Document

- Paul Dahlen asks Lane Goldberg if he reviewed the new, revised document, and she confirms she did.
- Doug agrees with the changes, and Kevin confirms he went through all the pages and finds them acceptable.
- The applicant is asked to confirm that he has reviewed the changes, and he confirms he has.
- Paul Dahlen ensures that the changes, including the correction of the number of units and the verification of two-bedroom units, have been addressed.

Approval Process and Next Steps

- Paul Dahlen explains that the applicant will need to provide a Mylar and final engineering signed before starting construction.
 - The applicant confirms that the jurisdiction on the left-hand side has been staked out.
 - A motion was made by Kevin Writhington and seconded by Doug Dondero to approve the comprehensive permit for 113 and 117 Wapping Road is made, with all members in favor.
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- **Paul Dahlen outlines the next steps, including reviewing the final copy, emailing it to all members, and signing it at the clerk's office to start the appeal period.**

Discussion on Appeal Period and Final Instructions

- **Paul Dahlen and others discuss the appeal period, noting it is typically 21 days for a normal permit but unsure for a comprehensive permit due to the jurisdiction's complexity.**
- **The applicant is instructed to provide Mylars as soon as possible, with at least three signatures required.**
- **Paul Dahlen advises that any minor changes can be approved by the board, while major changes would require a new review.**
- **The applicant confirms the site's ease of work, being all sand, and thanks the board.**

Closing the Meeting

- **Paul Dahlen asks if there is anything else on the agenda, and there is no further discussion.**
- **A motion to adjourn the meeting is made by Bob Mullen and seconded by Kevin Writhington, with all members in favor.**
- **The meeting is officially adjourned at 7:22PM, and members thank each other and conclude the session.**