



Zoning Board of Appeals

Kingston Town House, 26
Evergreen St. Kingston Ma 02364

ZONING BOARD OF APPEALS MINUTES 11/20/24

The Kingston Zoning Board of Appeals meeting on November 20, 2024, discussed two key projects. Susan Larson's request to build a second-floor living space on a non-conforming lot was continued to January 15, 2025. Cushman Farms LLC's proposal to construct three apartment buildings with 162 units was reviewed, highlighting changes from 62 units to 144 units in four-story buildings. Concerns included traffic impacts, lack of water and sewer connections, and the feasibility of a key fob access system. The board decided to continue the hearing to December 4, 2024, pending further review and potential waivers.

Action Items

- ☐ Continue the Cushman Farms LLC application to December 4th at 7:05 PM.
- ☐ Reach out to the town council to get input on the water and sewer issues.

Outline

Public Hearing for Susan Larson's Special Permit

- Speaker 1 opens the Kingston Zoning Board of Appeals meeting at 7:00 PM on Wednesday, November 20, 2024.
- Speaker 6 introduces Susan Larson's request for a special permit under section 4.2, point A to remove the roof on a non-conforming structure and build a second-floor living space on a non-conforming lot.
- A motion is made to continue the hearing to January 15, 2025, at 7:00 PM.
- Speaker 1 confirms the motion and adjourns the hearing for the next item.

Public Hearing for Cushman Farms LLC

- Speaker 6 introduces Cushman Farms LLC's request for a comprehensive permit under Mass General Laws, Chapter 40B to construct three apartment buildings with 162 units of rental housing.
- The proposed development includes a community building, access road, parking, stream crossing, utilities, and stormwater features on approximately 11 acres of land.
- A motion is made to open the hearing, which is seconded and approved.
- Speaker 1 discusses the need for waivers due to time constraints and requests written forms for stamping.

Revised Development Plans by Cushman Farms LLC

- Speaker 7 explains the revised development plans, which include reducing the number of units from 62 to 144 and changing the building design to four-story structures.
 - The middle building on the west side towards Copper Beach was removed, allowing for better grade control and lower building costs.
 - The amenities building was relocated, eliminating construction on the west side of Paper Street.
 - Speaker 7 discusses the impact of the changes on stormwater management, parking, and road access.
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Challenges with Water and Sewer Connections

- **Speaker 1 and Speaker 7 discuss the lack of water and sewer connections, which are critical for the development to proceed.**
- **Speaker 7 mentions a state law requiring a fire department connection for water, even if domestic water is not available.**
- **Speaker 1 expresses concerns about the feasibility of the project without water and sewer connections, suggesting a potential denial.**
- **Speaker 7 acknowledges the challenges and mentions ongoing discussions with the town council and the need for a peer review.**

Public Comments and Concerns

- **Several members of the public express concerns about the increased traffic, particularly on Cushman Drive and Second Brook Street.**
- **Keith Hansen and other residents highlight the current traffic issues and the inability of the roads to handle additional traffic.**
- **Jill Doyle and other residents question the feasibility of the key fob system for access control and the impact on the town's infrastructure.**
- **Jennifer Cushman and other residents express concerns about the strain on local schools and the town's ability to accommodate more residents.**

Discussion on Traffic Studies and Peer Review

- **Speaker 7 presents traffic studies conducted by McMahon (now Bowman) showing the impact of the development on local traffic.**
- **The studies indicate that 60% of the traffic will head up Cushman Drive, and 40% will go south towards the train.**
- **Speaker 1 and other members of the board discuss the need for a peer review, considering the lack of water and sewer connections.**
- **Speaker 7 mentions ongoing discussions with the town council and the need for a peer review to address the traffic and other issues.**

Motion to Continue the Hearing

- **A motion is made to continue the Cushman Farms LLC application to December 4, 2024, at 7:05 PM.**
- **The motion is seconded and approved by all members of the board.**
- **Speaker 1 confirms the next meeting dates and adjourns the meeting.**
- **The board decides to wait for feedback from the town council and the need for a peer review before proceeding further.**