



Zoning Board of Appeals

Kingston Town House,
26 Evergreen St. Kingston Ma
02364

ZONING BOARD OF APPEALS MINUTES 02/19/25

Board Members Present: Doug Dondero, Kevin Wrightington, Marsha S Meekins, Robert Mullen, Paul Dahlen and Lane Goldberg

The Kingston Zoning Board of Appeals meeting on February 19, 2025, discussed several key issues. William Farmer's special permit for an addition to a non-conforming family structure was approved. Susan Larson's request to remove the roof and build a second floor was continued until March 19. Cushman Farms LLC's comprehensive permit for three apartment buildings with 162 units was debated. The board considered the lack of water and traffic concerns, ultimately deciding to continue the hearing to April 2. The applicant was asked to provide detailed plans and a check for peer review costs, ensuring compliance with local regulations and addressing community concerns.

Action Items

- ☐ Cushman Farms LLC provide revised plans in paper format (11x17) one week prior to the April 2nd meeting.
- ☐ Cushman Farms LLC submitted a letter extending the time for the hearing beyond the 180-day statutory mark.
- ☐ Board to confirm the peer reviews selected by the applicant and obtain proposals for the anticipated costs.

Outline

Public Hearing for William Farmer's Special Permit

- Paul Dahlen opens the Kingston Zoning Board of Appeals meeting and introduces the first agenda item, a public hearing for William Farmer.
- Lane Goldberg explains that William Farmer seeks a special permit under section 8.1 to construct and adapt an addition to an existing dwelling.
- David Pflaumer, William Farmer, explains the purpose of the addition, which includes accessible living space and a handicap lift.
- Paul Dahlen and David Pflaumer discuss the need for updated paperwork and confirm that there are no objections from the public or board members.
- The board unanimously approves the special permit for William David Pflaumer.

Discussion on Sue Larson Special Permit

- Paul Dahlen mentions the next agenda item involving Sue Larson, who is not present.
- Lane Goldberg reads the public hearing notice for Sue Larson, who seeks a special permit to remove the roof on a non-conforming structure and build a second floor.

Cushman Farms LLC's Comprehensive Permit

- Lane Goldberg introduces the next agenda item for Cushman Farms LLC, which seeks a comprehensive permit under MGL Chapter 40B.
 - Paul Dahlen recalls that the board previously asked the applicant to consider withdrawing the petition due to a lack of water.
 - Attorney Provencher advises the board on their options, including the possibility of engaging with the water department and the town council.
 - Attorney Provencher and Lane Goldberg discuss the legal implications of denying the
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permit based on water availability and the need for detailed reasons.

- The board decides to continue the hearing until April 2 to allow for further review and potential peer review.

Applicant's Request to Proceed with Hearing

- Tanya Travis, representing Cushman Farms LLC, requests the board to proceed with the hearing and confirm the selected peer reviewers.
- Paul Dahlen and Tanya Travis discussed the need for the applicant to provide a check to cover the costs of peer review.
- Speaker 8 presents the revised plans, which include reducing the number of buildings and adjusting the road layout to address previous concerns.
- David Pflaumer and Paul Dahlen 0 express concerns about traffic and access issues, particularly on Copper Beach Drive.
- The board agrees to continue the hearing to April 2 and requests the applicant to provide detailed plans and a check for peer review costs.