



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD:	<u>Zoning Board of Appeals</u>
DATE & TIME:	<u>Wednesday, August 6, 2025 @ 7:00 PM</u>
MEETING LOCATION:	<u>Town House-26 Evergreen St. Room 200 & VIA ZOOM</u>
AUTHORIZED SIGNATURE:	<u>Jeanne Dunn, Executive Secretary</u>

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.

For those who want to watch this meeting, it is being broadcast by the Local Seen on Comcast 9 or Verizon 42 and streamed on YouTube at www.pactv.org/stream.

For anyone wishing to speak during the meeting, you are welcome to join us in person in room 200 or to join the Zoom call.

This meeting is being recorded by the Local Seen. Anyone intending to make an audio or video recording of this meeting should notify the Chair.

AGENDA

7:00PM– CALL TO ORDER – ROOM 200

APPOINTMENTS:

1. David Pflaumer - Candidate for Zoning Board Associate Member
- 2.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday August 6th, 2025, at 7:05 PM. Applicant, Mugica Rufino and Linda Collins Trust, 49 Cole St, Map 38, Lot 191 seeks a special variance from the required front yard setback from Leigh Road to build an open deck. Variance being requested under the language of Kingston Zoning Bylaw section 10.4.B MGL.

Paul Dahlen
Chairman

3.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 on Wednesday August 6th, 2025, at 7:15 PM. Applicant, Beth Hynes, 10 Adams Ave., Map 38, Lot 119 seeks a special permit for an addition to a pre-existing non-conforming dwelling. Proposed addition does not meet 4.2.A.5 compliance Kingston By Laws.

Paul Dahlen
Chairman

A public hearing will be held at the Town Hall, 26 Evergreen Street, Room 200 and Zoom on Wednesday, November 1, 2023, at 7:05 PM to hear the petition of 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.

Paul Dahlen
Chairman

5. Cushman Farm dates for site visit.

MEETING MINUTES:

ADJOURN:

NEXT REGULAR MEETING:

ZOOM

<https://pactv.zoom.us/j/92458461317?pwd=Mk1EQ3pST245Zm0rUWJHL0lQT3FTQT09>

Meeting ID: 924 5846 1317

Passcode: 829268

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.

The Town of Kingston advises its employees and the public that it does not discriminate based on 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.