



**Kingston Zoning Board of Appeals
Town House
26 Evergreen Street
Kingston, MA 02364**

Minutes 03/19/25

The Zoning Board of Appeals meeting discussed an amendment to a special permit request for Susan Larson's property at 3 Grandview Ave. The applicant sought to remove the second story and add a deck instead, citing improvements like fence relocation and paving work. The board agreed to the amendment without prejudice, allowing future requests. Concerns about parking and snow plowing were raised but deemed manageable. The board motioned to accept the amended permit, stipulating that only deck plans be submitted to the building department. The hearing was then closed, and the decision was to be documented and appealed within 21 days.

Action Items

- [] Submit final drawings showing only the deck modification to the building department.
- [] Obtain any necessary foundation permits from the building department for the deck work.
- [] Review the written decision on the special permit to ensure it accurately reflects the board's approval of the deck modification only.

Outline

Discussion on Modifying the Permit Request

- Attorney Cross participates via Zoom and reviews the documents.
- Miss Larson decides to forget the second story and the addition of any bedrooms.
- The focus is on building a deck, which is allowed under section 4.2 of the bylaws.
- Miss Larson has spent significant money improving the property, including moving the fence and paving work.

Public Hearing Introduction and Initial Confirmation

- Miss Sue Larson confirms the need for a special permit from the Zoning Board of Appeals.

- The public hearing is held at Town Hall, 26 Evergreen Street, room 200.
- The applicant, Susan Larson, seeks to remove the roof and build a second floor for living space on a non-conforming lot.
- Paul Dahlen asks Miss Larson to confirm the green light for the hearing.

Clarification and Amendment of the Permit Request

- Miss Larson confirms the decision to amend the special permit request to include only the deck.
- Attorney Cross asks for clarification on the amendment and the withdrawal of the second story.
- The amendment is to be made without prejudice, allowing future requests.
- Lane Goldberg mentions the need for updated plans without the second story.

Review of Plans and Voting Process

- Attorney Cross asks for a motion to amend the special permit.
- Lane Goldberg mentions the need for updated plans without the second story.
- Paul Dahlen confirms that the architect has sent updated plans of just the deck.
- Attorney Cross suggests checking the plans with the building inspector.

Discussion on Parking and Final Voting

- Kevin Wrightington raises concerns about parking and snow plowing during winter.
- Robert Mullen confirms no issues with the parking and supports the deck.
- Attorney Cross asks for a motion to accept the amended deck with conditions.
- Robert Mullen makes a motion to accept the special permit with the deck only and without the second floor.

Closing the Hearing and Next Steps

- Attorney Cross confirms the motion to close the hearing for three Grandview Ave.
- Robert Mullen makes a motion to accept the special permit with the deck only and without the second floor.
- The motion is seconded and approved by all members.
- Paul Dahlen Cross explains the next steps, including writing up the decision and submitting it to the clerk's office.