



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

Minutes 04/02/25

The Kingston Zoning Board of Appeals meeting on April 2, 2025, discussed Mr. Mark Moore's request for a special variance to build an open deck at 81 Hollins Lane. The board explained the high standards for variances, requiring arguments based on soil, topography, or shape issues. Moore's case was complicated by his property's two frontages, which made it non-conforming. The board decided to continue the hearing to April 16, 2025, at 7:15 PM, to ensure full board. They also discussed the need for a peer review invoice from Cushman Farms and corrected the minutes to reflect 144 units instead of 162.

Action Items

- [] Schedule a site visit for the Cushman Farms project, to be discussed at the April 16th meeting.
- [] Continue the hearing for Mark Moore's application to April 16th at 7:15 PM.
- [] Reach out to Cushman Farms and request they deposit \$7,500 for the peer review prior to the next meeting on April 16th.

Outline

Opening the Kingston Zoning Board of Appeals Meeting

- Paul Dahlen opens the Kingston Zoning Board of Appeals meeting at 7:01 PM on April 2, 2025.
- Paul Dahlen calls for a second to open the meeting, which is granted.
- The first agenda item is introduced by Paul Dahlen, involving Mr. Mark Moore at 81 Hollins Lane.
- Robert Mullen reads a public hearing notice for Mr. Mark Moore, seeking a special variance to build an open deck.

Explanation of Variance Requirements

- Paul Dahlen explains the need for at least four board members to vote on a variance or special permit.
- Paul Dahlen outlines the three criteria for a variance: soil issue, topography issue, or shape issue.
- Paul Dahlen emphasizes the high standard required for a variance and the need for a compelling argument.
- Paul Dahlen advises Mr. Moore to gather evidence and consider continuing the hearing to the next meeting if necessary.

Discussion on Variance Classification

- Mark Moore expresses doubt about the variance classification, suggesting it might be miscategorized.
- Paul Dahlen reiterates the high standard for a variance and the need for a specific argument.
- Dave Kuiloski explains the reasoning behind the denial of the zoning permit, citing the corner lot and non-conforming setbacks.
- Paul Dahlen and Dave Kuiloski discussed the potential for reclassifying the request as a special permit.

Decision to Continue the Hearing

- Paul Dahlen suggests continuing the hearing to a later date to ensure a full board is present.
- Mark Moore agrees to reschedule the hearing for April 16, 2025, at 7:15 PM.
- Paul Dahlen makes a motion to continue the hearing, which is seconded and approved by the board.
- The board decides to continue the hearing to April 16, 2025, at 7:15 PM.

Discussion on Cushman Farms

- Paul Dahlen and Jeanne Dunn discussed the status of Cushman Farms and the need for an invoice for peer review.
- Paul Dahlen suggests reaching out to Cushman Farms to ensure they have the necessary funds.

- Jeanne Dunn agrees to contact Megan Dutra and Tanya regarding the invoice and funds.
- Paul Dahlen proposes continuing Cushman Farms to April 16, 2025, at 7:20 PM.

Approval of Meeting Minutes

- Paul Dahlen and Robert Mullen discussed the minutes from the previous meeting, noting corrections to unit numbers.
- Paul Dahlen makes a motion to accept the minutes with corrections, which is seconded and approved.
- The board agrees to change the unit numbers from 144 to 162 in the minutes.
- The corrected minutes are accepted by the board.

Adjournment of the Meeting

- Robert Mullen makes a motion to adjourn the meeting, which is seconded and approved.
- The Kingston Zoning Board of Appeals meeting is adjourned at 7:20 PM on April 2, 2025.