



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

Minutes 08/06/25

The Kingston Zoning Board of Appeals meeting on August 6, 2025, discussed several key issues. Mugica Rufino and Linda Collins sought a special permit for a two-story addition at 49 Cole Street, which was approved with a condition to meet open space requirements. The project involves a non-conforming dwelling with a 25% impervious surface coverage. At 10 Adams Ave, Beth Hines requested a special permit for a garage addition, which was deferred due to concerns about setbacks and compliance with zoning regulations. Cushman Farms proposed a comprehensive permit for 144 units, reducing from 162, with a new traffic study and stormwater management plans. The board continued the hearing to October 15 for further review.

Action Items

- ☐ Confirm the impervious surface coverage does not exceed 25% of the lot.
- ☐ Provide updated site plan showing parking spaces.
- ☐ Confirm compliance with the 40% minimum open space requirement.
- ☐ Continue the Cushman Farms project to October 17th.
- ☐ Submit updated traffic study incorporating the reduced unit count.
- ☐ Provide updated stormwater engineering for peer review.

Outline

Public Hearing for Special Permit at 49 Cole Street

- Paul Dahlen opens the Kingston Zoning Board of Appeals meeting and calls for a second to open the hearing.
- Paul Seaberg, representing Mugica Rufino and Linda Collins, requests a special permit for an addition to a non-conforming dwelling at 49 Cole Street.
- Paul Seaberg, Paul Seaberg from Grady Consulting, details the project, including the

site's non-conforming status and the proposed addition's dimensions.

- Discussion on the impervious surface coverage and potential need for a variance due to exceeding the 25% limit.

Detailed Discussion on Impervious Surface and Setbacks

- Paul Dahlen questions the impervious surface coverage and suggests changing the driveway to crush stone to stay within the 25% limit.
- Marsha Meekins mentions the planner's report indicating the impervious coverage is 24.8%, but it's unclear if this includes the entire property.
- Paul Dahlen and Marsha Meekins discuss the building coverage and open space requirements, noting the site's small size and potential issues with impervious surface.
- Nancy Kelly, a neighbor, raises concerns about setbacks and fire safety, questioning the board's consideration of these factors.

Public Comments and Board Discussion

- Julianne Walsh supports the addition, citing the applicants' need for a first-floor bedroom and the minimal impact on the neighborhood.
- Nancy Kelly, another neighbor, expresses concerns about setbacks and fire safety, asking about the applicants' connection to the town sewer system.
- Paul Dahlen explains the historical context of non-conforming lots in the neighborhood and the board's role in considering special permits.
- The board discusses the need for clarity on the open space requirement and the potential impact of the proposed addition on the neighborhood.

Motion to Close and Approve the Hearing

- Paul Dahlen calls for a motion to close the hearing and make a decision.
- The board votes to approve the special permit with the condition to meet the open space requirement.
- The motion is seconded, and the board votes in favor of the motion.
- The board takes a two-minute recess before moving on to the next agenda item.

Public Hearing for Special Permit at 10 Adams Ave

- Lane Goldberg opens the public hearing for Beth Hines' request for a special permit for a garage addition at 10 Adams Ave.
- Paul Seaberg, Paul Seaberg, details the project, including the site's non-conforming status and the proposed addition's dimensions.
- Discussion on the need for a reduced side setback and the applicants' compliance with

current zoning regulations.

- Marsha Meekins questions the need for a special permit, suggesting that the applicants should seek a variance due to the encroachment on the side yard setback.

Board's Concerns and Public Comments

- Paul Dahlen and Marsha Meekins express concerns about the applicants' compliance with current zoning regulations and the need for a variance.
- Paul Dahlen, the architect, explains the design challenges and the need for a reduced side setback to accommodate the garage and stairs.
- Marsha Meekins requests time to review the town planner's report and the applicants' compliance with zoning regulations.
- The board votes to continue the hearing to the next meeting to allow for further review and discussion.

Public Hearing for Cushman Farms Comprehensive Permit

- Tanya Travis represents Cushman Farms and introduces new plans for the development, including a reduced unit count and updated engineering work.
- Megan Dutra, details the changes, including a reduced unit count, updated traffic study, and stormwater management plans.
- Discussion on the site's access points, traffic management, and the need for additional studies and reviews.
- Public comments express concerns about traffic, pedestrian access, and the impact on the neighborhood, including the reopening of a previously closed road.

Board's Discussion and Next Steps

- The board discusses the need for further engineering and environmental reviews, including wetlands and conservation considerations.
- Paul Dahlen emphasizes the importance of having a clear and approved plan before scheduling a site visit.
- The board votes to continue the hearing to October 15 to allow for further review and discussion.
- The meeting concludes with a motion to adjourn, and the board agrees to reconvene on October 15 for further discussion.