



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

Minutes 09/17/25

On September 17, 2025, the Kingston Zoning Board of Appeals held public hearings for two projects. For 54 Shore Drive, applicant Rick Gradysought a special permit for a garage addition to a non-conforming dwelling, which was approved 4-1. The project met setback requirements and had 70% open space. For 363 Bishop Highway, Longview Realty LLC proposed converting a former convent into an inpatient alcohol and drug treatment facility, approved 4-0. The project, with 60 beds and 9 sober living beds, met zoning requirements and had positive feedback from town departments. Concerns about traffic and ambulance impact were noted but not deemed significant.

Action Items

- [] Confirm the details of the water quality certificate and special permit required from the Water Commission for the 363 Bishops Highway application.
- [] Provide the board with the letter from the town planner regarding the planning board's review of the 363 Bishops Highway application.

Outline

Public Hearing for 54 Shore Drive Lane

- Paul Dahlen opens the Kingston Zoning Board of Appeals meeting at 7:05 PM on Wednesday, September 17, 2025.
- Lane Goldberg reads the public hearing notice for 54 Shore Drive Lane, stating the applicant, Paul Baker, seeks a special permit for an addition to a non-conforming dwelling.
- Rick Grady, Rick Grady from Grady Consulting, explains the existing home at 54 Shore Drive, its non-conforming lot, and the proposed garage addition.
- Marsha Meekins, Marsha, questions the applicability of section 7.7, point 2.1 of the zoning bylaws, and the history of porches added to the home.

- Rick Grady clarifies that the proposed addition meets current setbacks and building coverage requirements, and that the Conservation Commission has approved the project with conditions.

Discussion on Setbacks and Building Coverage

- Marsha Meekins questions the minimum open space requirements and the history of porch additions.
- Rick Grady explains that the proposed addition meets the 25% building coverage maximum and that the Conservation Commission has approved the project.
- Marsha Meekins expresses concern about the accuracy of the project's history and the need for proper permits.
- Paul Dahlen clarifies that Paul Armstrong, the building commissioner, has already approved the project.
- Marsha Meekins suggests continuing the matter until Paul Armstrong can provide more information, but Paul Dahlen insists that Paul Armstrong's approval is sufficient.

Public Hearing for 363 Bishop Highway

- Lane Goldberg reads the public hearing notice for 363 Bishop Highway, where the applicant, Longview Realty LLC, seeks a special permit to convert a former convent into an inpatient alcohol and drug treatment facility.
- Adam Brodsky, Adam Brodsky, introduces the applicant, Longview Realty LLC, and the project's team, including Eddie McGrath and Kayla Florence.
- Eddie McGrath, Eddie McGrath, shares his personal experience with addiction and the mission of Rockland Recovery Group to help others in recovery.
- Adam Brodsky explains the project's compliance with current zoning requirements, the site improvements, and the positive feedback from town departments.

Concerns and Clarifications on the Project

- Raise concerns about the proximity of the facility to a preschool and the potential impact on traffic.
- Adam Brodsky explains that the facility is a supervised environment and that the police department has been consulted and supports the project.
- Marsha Meekins suggests entering a memo of understanding with the town to address operational aspects and concerns.
- Eddie McGrath clarifies that the facility will provide transportation for patients and that the outpatient facility will have limited traffic impact.

- Paul Dahlen expresses concern about the potential impact on ambulance and fire department services, but Adam Brodsky assures us that the fire department has not requested additional resources.

Final Discussion and Voting

- Paul Dahlen requests a motion to close the hearing and to approve the special permit.
- Lane Goldberg makes a motion to approve the special permit, and Marsha Meekins seconds it.
- The board votes 4-1 in favor of approving the special permit, with Marsha Meekins abstaining.
- The board moves into executive session to discuss additional matters.