



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

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
January 20 2010**

MEMBERS PRESENT: Paul Dahlen, Carl Pike, John Haas, David Rose; George Boerger, George McAdams
OTHERS PRESENT: Paul Armstrong, Zoning Enforcement Officer

At 7:30 Mr. Haas opened the meeting.

Indian Pond LLC

Paul Cusson of Delphic Associates and Fred Tonsberg were present on behalf of High Pines LLC regarding changes to the Comprehensive Permit. Mr. Haas referenced the letter from Delphic Associates outlining the requested changes. Mr. Cusson explained that after the Comprehensive Permit was issued by the Board, there is a requirement to get final approval from Mass Housing. There were some terms in the letter that were unacceptable to Mass Housing. Mr. Cusson provided an email letter from Rob Smith at Mass Housing dated 1/20/10. Mr. Haas explained that the Board is going to review the information being provided this evening and the Board will make a determination as to whether the requested changes are substantial or not.

The letter of January 5, 2010 from Delphic requesting the changes was reviewed and discussed. The Board discussed that most of the requested changes could be considered not substantial and a number could be handled administratively. The issue of Phasing, scheduling and tolling was discussed and this was a contentious issue with the public. Mr. Haas suggested to Mr. Tonsberg and Mr. Cusson that they come to the next meeting with a prepared proposal as to how they would like to accomplish this. Mr. Cusson stated that at the next meeting they will submit a proposal based on tolling.

Mr. Boerger moved that the Board consider the items addressed by Attorney Smith at Mass Housing and the items discussed in the letter from Delphic Associates dated January 5, 2010 to be minor modifications to the Comprehensive Permit. Mr. Pike seconded. The vote carried unanimously.

Mass Property Solutions

Mr. Steve Weiss was present to request some modifications to the plans for the permit that was issued by the Board regarding property at 10 Adams Avenue. He provided a handout of pictures of the house and proposed changes that he would like to make to the roof line to make it flat and put a deck on it. The Board reviewed and discussed the plans provided.

Mr. Boerger moved that the request for a modification to the special permit issued for 10 Adams Avenue is a minor modification and should be modified consisting with the discussions this evening. Mr. Pike seconded. The vote carried unanimously.

Mr. Haas requested that Mr. Weiss provide a plan of what he wants to do to be submitted with the amendment.

Barrows Brooke – Pete Delprete

Mr. Delprete was not present to go over the requested changes to the comprehensive permit for Barrows Brook. This matter was rescheduled on the Agenda for February 3, 2010.

General Business

The O'Neill decision was reviewed. Mr. Dahlen moved to approve the Variance as written in the proposed decision. Mr. Pike seconded. The vote carried unanimously.

The minutes of January 6, 2010 were reviewed. Mr. Pike moved to accept the minutes as written. Mr. Rose seconded. The vote carried unanimously.

It was unanimously voted to adjourn the meeting at 8:30 pm.