



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

**BUSINESS MEETING MINUTES  
ZONING BOARD OF APPEALS  
October 5, 2011**

MEMBERS PRESENT: John Haas, George Boerger, Carl Pike, David Rose, Philip Ricardi; George McAdams NOT PRESENT: Paul Dahlen  
OTHERS PRESENT: Paul Armstrong, Zoning Enforcement Officer

7:30 Mr. Haas opened the meeting.

7:30 Rose-SP -175 Summer Street

Mr. Rose read the public hearing notice. Mr. George Rose was present to request a special permit to allow a small volume used car sales and rental. The applicant stated that he has no relation to board member, David Rose. The cars on the lot would consist of mostly high end vehicles. The business would replace the current driving school business. The applicant referenced the site plan which had already been approved by the Planning Board on August 8, 2011. The applicant also added that there would be significantly less traffic with this proposed use than previously with the driving school. Mr. Haas read a memo from the Planning Board dated August 23, 2011 into the record.

Mr. Armstrong suggested there be conditions as this property is in a water overlay district and to not allow washing the vehicles on the site. Mr. Armstrong recommended that the applicant consult with the Board of Water Commissioners to determine what would be allowed for purposes of washing the cars. Mr. Haas requested that the applicant provide copies of whatever approval is obtained from the Water Commissioner to both the Planning Board and the Zoning Board.

No member of the public came forward to speak regarding the applicant's proposal.

Mr. Haas appointed Phil Ricardi a full member of the Board due to the absence of Mr. Dahlen.

Mr. Boerger moved to close the hearing. Mr. Pike seconded. The vote carried unanimously

Mr. Boerger moved to instruct the clerk to prepare a decision granting the special permit requested by the applicant to allow a used car business limited to no more than 8 vehicles on the lot for sales and lease and that there be no car washing on the site unless approved by the Water Resources Overlay District Board. Mr. Pike seconded. The vote carried unanimously.

7:48 General Business

The minutes of September 21, 2011 were reviewed. Mr. Boerger moved to approve the minutes as amended. Mr. Pike seconded. The vote carried unanimously.

It was unanimously voted to adjourn the meeting at 7:50 pm.