



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

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
October 6, 2010**

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

Mr. Haas opened the meeting at 7:30 pm.

7:30 Fontes #1257 – SP – 16 May Ave

The applicant requested that the application be withdrawn. A decision has been written to deny the application without prejudice. The decision will be reviewed later in the meeting.

7:30 Demar #1265 –Appeal Site Plan -4 Royson Drive

Mr. Rose read the public hearing notice. The applicant requested in writing that the hearing be continued. Mr. Boerger moved to continue the hearing to October 20, 2010 at 7:35 pm. Mr. Pike seconded. The vote carried unanimously.

7:35 The minutes of September 15, 2010 were reviewed. Mr. Pike moved to approve the minutes as drafted, Mr. Boerger seconded. The vote carried unanimously.

The Fontes decision was reviewed. Mr. Boerger moved to reject the request of the applicant consistent with the draft decision circulated by the Clerk. Mr. Pike seconded. The vote carried unanimously.

The Ahern decision was reviewed. Mr. Boerger moved to grant the special permit consistent with the draft decision as modified. Mr. Pike seconded. The vote carried unanimously.

The Fall decision was reviewed. Mr. Boerger moved to deny the request for a variance requested by the applicant consistent with the written decision drafted by the Clerk. Mr. Dahlen. The vote carried unanimously.

7:40 Rizzo #1267 – SP-21 Bayview Avenue

Mr. Rose read the public hearing notice. Stephen Rizzo was present for the hearing. He stated that he moved into the property in June. He is requesting a special permit to add a second story onto a section of the house that is only one story which will expand the bedroom and add a bathroom, a walk in closet and a small deck. There currently is three bedrooms and the number of bedrooms will remain at three. The construction will remain within the existing footprint and the peak roof height will not be increased. The plans were reviewed and discussed by the Board.

Mr. Haas asked if any members of the public were present to speak about the proposal. No one came forward.

Mr. Boerger moved to close the hearing. Mr. Rose seconded. The vote carried unanimously. Mr. Boerger moved to instruct the clerk to prepare a written decision granting the request of the applicant for a Special Permit consistent with the plans presented this evening. Mr. Pike seconded. The vote carried unanimously.

Mr. Rose left the meeting at 7:50 pm.

Mr. Haas went over some general correspondence. Mr. Haas informed the Board that the Board of Selectmen granted the request of the Board to designate ZBA members Special Municipal Employees.

Fred and Robert Arrowsmith were present and provided some plans for the Board to review for their hearing scheduled for October 20, 2010.

It was unanimously voted to adjourn the meeting at 7:55 pm.