



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

BUSINESS MEETING MINUTES  
ZONING BOARD OF APPEALS  
December 17, 2008  
DRAFT

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

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

7:30 Ewing – Special Permit

Mr. Rose read the public hearing notice. Kevin Grady was present on behalf of the applicant and went over the remaining issue of the driveway. He explained that the last proposal for the driveway extended it into the velocity zone and conservation commission did not approve it. The newest plan shortens the driveway and the cars will have to be stacked. Conservation Commission was looking to have new drainage provided and the new plan has an infiltration trench. Mr. Armstrong suggested that the parking area be specific and include a metes and bounds description and that it does not include parking of the boat and would like to see a time frame for the relocation of the trees.

Ms. Harriet Dunphy of 2 Bayview Ave, stated that she believes the trees have been trimmed on both sides.

There were discussions concerning conditions of the decision concerning the tree removal and maintenance and re-establishing the home as a three bedroom house.

The Board signed the plan.

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

Mr. Boerger moved to instruct the clerk to prepare a decision granting the special permit requested by the applicant consistent with the plan signed, with the conditions that no boat be parked on the parking spaces on the property; that the trees on the north side of the property be relocated by April 15, 2009 and the trees on the south side of the property be maintained to be brought in compliance with the zoning by-laws; and that the written decision re-iterate that this is a three bedroom house consistent with available parking. Mr. Dahlen seconded the motion. The vote carried unanimously.

General Business

The minutes of December 3, 2008 were approved. Mr. Boerger motioned to approve. Mr. Rose seconded. All in favor. Mr. Pike abstained.

Mr. Haas went over some general correspondence concerning the budget and other correspondence concerning a Dunkin Donuts.

Mr. Haas read a letter from Indian Pond LLC dated December 8, 2008 requesting modifications to the Comprehensive Permit. Mr. Pike made a motion that the changes requested in the letter are significant enough that the applicant needs to re-apply and have a public hearing held. Mr. Rose seconded. The vote carried unanimously.

It was unanimously voted to adjourn the meeting at 8:00 pm.