



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

**BUSINESS MEETING MINUTES  
ZONING BOARD OF APPEALS  
March 3, 2010**

MEMBERS PRESENT: John Haas, David Rose, Carl Pike, Paul Dahlen, George Boerger George McAdams. OTHERS PRESENT: Paul Armstrong

Meeting opened at 7:30 pm by Chairman Haas.

7:30 – Rollock #1253 – 2 Holmes Ave

Mr. Rose read the public hearing notice. Mr. David Rollock was present for the hearing to request a Special Permit. Mr. Rollock stated that there was a fire in the garage but that the garage is still standing. The proposal is to tear down the existing house and construct a 24 x 36 two story cape, with a total of three bedrooms with two bedrooms on the first floor and the second floor would be unfinished but may later have a third bedroom added. The house is currently a one-story, two-bedroom, single-family house with a 20 x 34 footprint. The applicant stated that he would like to modify the proposal to have the garage attached to the house rather than what was shown on the plan. The maximum coverage will go from 27% to 29% and the new proposal will increase the side and rear nonconforming setbacks. The applicant is intending on designing the proposed structure for wheelchair accessibility for his own needs. The proposed wheelchair ramp is exempt from Zoning Bylaws.

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

Parking was discussed. The applicant stated that he is able to provide parking for three vehicles.

The members of the Board agreed the additional space is needed in order to make it more accessible.

Mr. Haas stated that he would like to see a revised proposal with the garage closer to the house rather than the house closer to the garage, which was earlier discussed. The applicant stated there will be a new plan provided with the movement of the garage closer to the house.

Mr. Boerger moved to close the hearing. Mr. Pike 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 submitted this evening and the modified

plans to be submitted showing the movement of the garage. Mr. Pike seconded. The vote carried unanimously.

7:50 Cullivan

Mr. Rose read the public hearing notice. The applicant requested a continuance. Mr. Boerger moved to continue the hearing to March 17, 2010 at 7:35 pm. Mr. Dahlen seconded. The vote carried unanimously.

7:55 General Business

Decision – King #1252 – The written decision was reviewed. Mr. Dahlen moved to approve the decision as written. Mr. Rose seconded. The vote carried unanimously (voting were G. McAdams; P. Dahlen; D. Rose; J. Haas)

The minutes of February 17, 2010 were reviewed. Mr. Rose moved to accept the minutes as modified. Mr. Dahlen seconded. The vote carried unanimously.

Mr. Haas read the Public Hearing notice regarding the changes to the Zoning By-Laws.

It was unanimously voted to adjourn the meeting at 8:07 pm.