



**Office of  
Kingston Board of Appeals**

Town House  
26 Evergreen Street  
Kingston, MA 02364

**BUSINESS MEETING MINUTES  
ZONING BOARD OF APPEALS  
April 6, 2011**

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

Mr. Haas opened the meeting at 7:30 pm  
Mr. Ricardi was appointed a full member in the absence of Mr. Boerger.

7:30 South Shore Housing

Mr. Rose read the public hearing notice. John Hixon of South Shore Housing and Tony Pena, architect, were present for the hearing. Mr. Haas read an email from Thomas Bott, Town Planner dated April 6, 2011 indicating that the proposal did not rise to the level of needing a Planning Board filing for site plan review. Mr. Armstrong stated that the technical site plan they have is valid. Photos of the site were provided to the Board. Mr. Hixon stated that South Shore Housing Inc is a non profit organization that provides housing assistance on the south shore. The building is located on 169 Summer Street and built in the 1970's. There became an air quality issue and it was discovered that there was mold growth which caused a potential health threat to employees. Mr. Hixon stated that at that time, Mr. Pena came in and alleviated the mold problem and in addition looked at other things that could be done. Mr. Pena demonstrated with photos how the water was flowing and where mold was accumulating due to structural deficiencies. As a result, the applicant is seeking a special permit to create a 9x4 covered area in the back of the building with a roof and vestibule. Mr. Pena explained that this will aesthetically restore the building and eliminate the existing store front which is hard to flash and will bring water away from the corner and prevent further leakage. The existing non conformity is in the rear setback and this proposal does not increase the nonconformity.

Mr. Haas asked if any members of the public were present for the hearing no one came forward.

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

Mr. Rose moved to instruct the clerk to prepare a written decision granting the special permit requested by the applicant consistent with the plans submitted tonight. Mr. Ricardi seconded. The vote carried unanimously.

7:45 Wrightington

Mr. Rose read the public hearing notice. The applicant requested a continuance of the hearing. Mr. Pike moved to continue the hearing to April 20, 2011 at 7:40 pm. Mr. Ricardi seconded. The vote carried unanimously.

7:48 General Business

The decision for South Shore Medical was reviewed. Mr. Pike moved to grant the Special Permit in accordance with the draft decision. Mr. Dahlen seconded. The vote carried unanimously.

The decision for Cumberland Farms was reviewed. Mr. Dahlen and Mr. Boerger abstained from the vote and Mr. McAdams was appointed. Mr. Pike moved to approve the special permit for Cumberland Farms as written in the draft decision. Mr. Ricardi seconded. The vote carried unanimously.

The minutes of March 16, 2011 were reviewed. Mr. Pike moved to accept the minutes as amended. Mr. Ricardi seconded. The vote carried unanimously.

There was discussion concerning the ZBA Secretary's salary per memo from the Finance Committee. After discussion it was recommended that the budget for the ZBA secretary's salary be \$4225 plus allowance for cell phone, internet use and miscellaneous office supplies.

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