



**Office of
Kingston Board of Appeals**

Town House
26 Evergreen Street
Kingston, MA 02364

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
August 18, 2010
DRAFT**

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

Meeting opened at 7:40 pm by Chairman Haas.

7:40 – Neal /Special Permit – 22 Cobb Avenue

Mr. Rose read the public hearing notice. In attendance was the applicant, Mary Ann Neal to request a special permit to add a 7 foot by 12 foot three season porch at the rear of the property and a 10.6 foot by 10.2 foot deck at the front of the property. The rear of the house is currently 16.6 feet from the rear lot line. The rear of the proposed porch would be 9.5 feet from the rear lot line. The proposed deck would extend the full length of the front of the house.

Phil Rando of 20 Cobb Avenue, a neighbor of the applicant, spoke at the public hearing in support of the proposed construction and had no issue with it.

The Board discussed and the consensus was there was no major issue with the request.

Mr. Boerger moved to close the hearing. Mr. Rose seconded. Mr. Boerger moved to instruct the clerk to prepare a decision granting the special request of the applicant consistent with the application and drawings submitted. Mr. Pike seconded. The vote carried unanimously.

General Business

The Wilkinson decision was reviewed. Mr. Dahlen moved to approve the written decision with the minor amendments. Mr. Pike seconded. The vote carried unanimously (voting were G. McAdams; C. Pike, D. Rose; P. Dahlen, J. Haas. G. Boerger abstained due to absence at the hearing)

The minutes of 8/4/10 were reviewed. Mr. Pike moved to accept the minutes. Mr. Dahlen seconded. The vote carried unanimously (voting were G. McAdams; C. Pike, D. Rose; P. Dahlen, J. Haas. G. Boerger abstained due to absence at the hearing).

There was discussion concerning making a request to the Board of Selectmen to designate ZBA members Special Municipal Employees. Mr. Haas explained that the ZBA members were designated Special Municipal Employees until 2005, then for some reason it changed after that. The Board discussed and agreed that the request should be made.

Mr. Boerger moved that the Zoning Board of Appeals request the Board of Selectmen that members of the ZBA be designated Special Municipal Employees. Mr. Dahlen seconded. The vote carried unanimously.

A letter from Rock Bastianelli was reviewed. The Board needs to review this further to determine if this request constitutes a minor revision to the Permit Issued.

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