



**Office of
Kingston Board of Appeals**

Town House
26 Evergreen Street
Kingston, MA 02364

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
September 16, 2009**

MEMBERS PRESENT: John Haas, George Boerger, David Rose, Paul Dahlen, Carl Pike, and George McAdams

OTHERS PRESENT: None

ABSENT: Secretary – Lisa McNeill

Meeting opened at 7:30 PM by Chairman Haas.

1. An updated “Consultant List and Fee Schedule” was distributed to all Board members by Chairman Haas.
2. A preliminary draft decision concerning the Nobadeer Village 40B project requested modifications was reviewed.
 - a. The Board determined that “Findings” #1 concerning the “financial feasibility” of the project should be eliminated as inappropriate and unnecessary.
 - b. The Board agreed that “Decisions and Conditions” #1 should be modified to state that “the requirement for a so-called grass strip IS ELIMINATED”.
 - c. Chairman Haas read an e-mail from a resident of Nobadeer Village indicating issues with the Board’s decision/actions concerning sidewalks in the development. It was determined that no further actions should be taken by the Board on the sidewalk issues because the public hearing was closed at the prior Board meeting.
 - d. Action on the decision was deferred until the October 7th Board meeting pending incorporation of the above requested changes.
3. The 21 Drew Avenue (Scollins) special permit decision was reviewed.
 - a. The decision was approved as written with the correction that Mr. Pike had not recused himself and was a voting member on the case.
 - b. Motion to approve by George Boerger, seconded by Paul Dahlen, all in favor – Voting – Haas, Boerger, Rose, Dahlen, Pike

4. Chairman Haas initiated a discussion concerning an electric turbine project currently being heard by the Planning Board. It was agreed by all Zoning Board members that:
 - a. The Zoning Board does not need to be involved in the process at this time.
 - b. The Zoning Board involvement begins once the project is approved by the Planning Board and a Special Permit and/or one or more Zoning Variances are required.

5. Motion at 8:15 PM by David Rose to adjourn the meeting, seconded by George Boerger, All in favor. Meeting adjourned.