



**Office of
Kingston Board of Appeals**

Town House
26 Evergreen Street
Kingston, MA 02364

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
September 7, 2011**

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

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

7:30 Rose - Special Permit

Mr. Haas explained that the hearing will not be heard due to an error in the public hearing notice. The hearing will be re-advertised and noticed and will be scheduled for October 5, 2011

7:35 Dahlen – Special Permit – 24 West Avenue

Paul Dahlen recused himself from the hearing. Mr. McAdams was appointed a full member of the Board. Shawn Dahlen was present for the hearing to request a Special Permit for the demolition of the existing dwelling and the construction of a new three bedroom residence. Mr. Dahlen provided the Board with photos and additional information. He stated that the existing residence is in disrepair and that the existing footprint is 26x34, the footprint of the proposed structure is 28x28 and will be more centrally located on the lot, but it will still not be able to meet the front line setback. Parking was discussed and the plan shows parking for 3 cars. The house will have a total of 3 bedrooms and 2 bathrooms. The existing house has a crawl space but Mr. Dahlen stated that he is going to try to include a full basement with drainage and a sump pump. There were discussions concerning if the covered porch, attic and basement could be turned into living space. Mr. Dahlen stated the pitch of the attic is too small for living space and the basement will be unfinished at this time.

Mr. Haas asked if any members of the audience were present to speak about the proposal.

Elaine Fiore, 60 Colt Street stated she is in favor of the proposal and it is an improvement to what is already there.

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

It was discussed that the Board grant the special permit at this time and not have a draft reviewed at the next meeting in order to expedite the filing of the decision.

Mr. Boerger moved to grant the special permit requested by the applicant consistent with the drawings submitted and discussed tonight. Mr. Pike seconded. The vote carried unanimously.

Paul Dahlen returned to the Board.

General Business

The Wrightington decision regarding the Zoning Enforcement Officer opinion was reviewed.

Mr. Ricardi moved that the Board uphold the action of the Zoning Enforcement Officer consistent with the decision written and reviewed tonight. Mr. Dahlen seconded. The vote carried unanimously. (Voting were J. Haas, P. Dahlen, D. Rose, P. Ricardi)

The minutes of August 17, 2011 were reviewed. Mr. McAdams moved to accept the minutes. Mr. Ricardi seconded. The vote carried unanimously. (voting J. Haas, D. Rose, P. Dahlen, P. Ricardi, G. McAdams)

It was unanimously voted to adjourn at 9:05 pm.