



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

**Zoning Board of Appeals
August 1, 2007
Business Meeting Minutes**

Members Present: Larry Hunt; Paul Dahlen; David Rose; Carl Pike; John Haas, Absent: George Boerger
Others Present: Jonathan Silverstein, Town Counsel, Tom Bott, Town Planner, Maureen Thomas, Conservation Agent

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

7:30 Southeastern Sand and Gravel

Mr. Rose read the public hearing notice. Peter Opachinski was present to request a variance to allow a reduction in the required amount of continuous frontage on an existing public street required for a Planned Residential Development. There were discussions on where the project stands. Mr. Opachinski stated that it is his intention to withdraw the 40B application once they have a viable plan for a PRD. He stated if the variance was granted, they will proceed with the Planning Board. They are currently dealing with the state concerning wildlife habitat. Mr. Haas asked if anyone in the audience was present to speak regarding this application. No one came forward.

Mr. Rose moved to close the hearing. Mr. Pike seconded. All in favor. Mr. Rose moved to instruct the clerk to prepare a written decision granting the request of the applicant. Mr. Pike seconded. All in favor.

7:45 Fountain Knoll

Mr. Opachinski was present. Mr. Rose read the public hearing notice. After discussion, Mr. Rose moved to continue the hearing to September 19, 2007 at 7:30 pm. Mr. Hunt seconded. All in favor (voting were L. Hunt; J. Haas; D. Rose)

7:30 Ryans Way- Deliberation

There was discussion concerning the major issue of density. It was requested that Attorney Freeman prepare the initial draft of the Decision. Mr. Hunt suggested that no votes be taken until Mr. Boerger is present. Some items of discussion were as follows: providing a sidewalk or a path using gravel; discussions concerning reducing the number of units; homeowners association vs. condominium association; discussions concerning a donation of open space or something else to mitigate the impact of the project.

Mr. Freeman will provide a draft of the decision by September 11th. The applicant agreed to extend the deadline to file the decision to September 30, 2007.

General Business

Decisions- Main Street Realty Trust decision was discussed but not voted on.
Wingate Decision was discussed but not voted on.

The minutes of June 20, 2007 were approved as amended
The minutes of July 18, 2007 were approved as amended.

It was voted to adjourn at 9:00 pm.