



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

**BUSINESS MEETING MINUTES  
ZONING BOARD OF APPEALS  
August 19, 2009**

MEMBERS PRESENT: Carl Pike, Paul Dahlen, John Haas, David Rose (in attendance from 7:30 to 7:50 pm) and George McAdams: George Boerger  
OTHERS PRESENT: Paul Armstrong, Zoning Enforcement Officer

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

7:35 O'Meara (DiGesse)- SP

Mr. Rose read the public hearing notice. Mr. Pike recused himself from the proceeding. (P. Dahlen, J. Haas, D. Rose and G. McAdams are the voting members for this hearing)

Mr. Tom DiGesse was present for the hearing and provided plans and photographs for the Board to review. He stated that Seacoast Engineering is currently working with the Conservation Commission and are in the process of obtaining a Notice of Intent from Conservation. Mr. DiGesse discussed the parking areas on the plan and indicated that there would be crushed stone and black top in the parking area. There was discussion to increase the parking area. There was discussion concerning conditioning the permit to allow a maximum three bedroom dwelling and the basement not to be used as a sleeping area. Mr. Rose moved to close the hearing. Mr. Dahlen seconded. The vote carried unanimously. Mr. Boerger abstained.

Mr. Dahlen moved to instruct the clerk to prepare a written decision to approve the special permit requested by the applicant consistent with the plans submitted and reviewed by the Board, with the following conditions: a maximum of three bedrooms; The parking area will be increased; the basement will not be used as a sleeping area; and approval from conservation commission. Mr. Rose seconded. The vote carried unanimously. Mr. Boerger abstained.

Mr. Pike returned to the Board. Mr. Rose recused himself.

7:40 General Business: The minutes of August 5, 2009 were reviewed. Mr. Dahlen moved to approve the minutes as amended. Mr. Pike seconded. The vote carried unanimously. Mr. Boerger abstained.

7:50 Nobadeer Village (formerly Ryans Way) – Modification to Comprehensive Permit

Mr. Rose recused himself.

Mr. Dahlen read the public hearing notice. The applicant was not present for the hearing. Mr. McAdams moved to continue the hearing to September 2, 2009 at 7:35 pm. . Mr. Dahlen seconded. The vote carried unanimously. Mr. Boerger abstained.

7:55 General Business

Mr. Haas reviewed general correspondence and memos with the Board.

It was unanimously voted to adjourn at 8:05 pm.