



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

**BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
June 17, 2009**

MEMBERS PRESENT: George Boerger ; David Rose; John Haas and Carl Pike NOT PRESENT: Paul Dahlen

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

7:30 Rothschild – Special Permit

Mr. Rose read the public hearing notice. The applicants Richard Rothschild and Olga Rothschild were present along with the architect, Michael Henning. Mr. Henning went over the plans. The applicant seeks a special permit to demolish the current structure and construct a new one in its place. The proposed structure is a three bedroom, two bathroom house with an attached carport. The existing house encroaches on the south side of the lot and comes within 2 feet 6 inches from the lot line. The proposed structure will alleviate the encroachment somewhat. Mr. Henning stated that they have been before Conservation Commission and received approval. Existing rainwater will be used for irrigation and they are using the existing sewer hookup. The roof will be a flat roof in most areas and the maximum roof height is 21 feet 6 inches. There is adequate parking for a three bedroom home. The applicant provided letters from two abutters approving the project.

Mr. Haas asked if any members of the public were present to speak about the project. Douglas Owen of Bliar Drive stated that he is in favor of the project but wanted to express his concern that there is no access for vehicles to turn around on that street. He explained that the prior owner was to put in a hammerhead turn and that it was never done and a bond was put up for completion of this. After discussion by the Board and Mr. Armstrong, Mr. Haas advised Mr. Owen of other options he could pursue to address this issue, but that the Board was not the venue to address the issue.

Mr. Boerger moved to close the hearing. Mr. Pike seconded. The vote carried unanimously.
Mr. Boerger moved to grant the special Permit requested by the applicant consistent with the plans submitted to the Board. Mr. Pike seconded. The vote carried unanimously.

8:04 Mass Property Solutions LLC – 10 Adams Ave

Mr. Rose read the public hearing notice. The applicant requested a continuance by fax due to Mr. Dahlen's absence. Mr. Boerger moved to continue the hearing to July 1, 2009 at 7:35 pm. Mr. Rose seconded. The vote carried unanimously.

8:05 General Business

The minutes of June 3, 2009 were reviewed. Mr. Pike moved to accept the minutes as amended. Mr. Rose seconded. The vote carried unanimously. Mr. Boerger abstained.

A letter from Matt Dacey regarding Ryans Way 40B, changes to the Comprehensive Permit was reviewed and discussed. The Board concluded that the requests are a major modification to the Permit and warrant a public hearing before the Board. Mr. Boerger moved that the requested changes in the letter, item numbers 1 and 2 are both major modifications to the comprehensive permit that require an appearance before the Board. Mr. Rose seconded. The vote carried unanimously.

It was unanimously voted to adjourn the meeting at 8:15 pm