



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

BUSINESS MEETING MINUTES
ZONING BOARD OF APPEALS
March 19, 2008

MEMBERS PRESENT: Carl Pike, Paul Dahlen, Lawrence Hunt, John Haas, David Rose and George Boerger. OTHERS PRESENT: Paul Armstrong, Zoning Enforcement Officer

Mr. Haas opened the meeting at 7:30 and introduced the members.

7:37 Barrows Brook

Mr. Pete Delprete, Mr Brian Donahoe and Mr. Freeman, Esq., were present and reviewed changes to plans for the Barrows Brook 40B project. The proposed requested changes are as follows:

- 1) Remove the requirements that the project be age restricted to persons age 55 or older;
- 2) Change from 60 condominiums units to 56 free standing single family homes on 56 individual lots;
- 3) Revise site plan dated May 23, 2007;
- 4) Change from multi-family condominium unit structures to single family home structures and change to individual Title 5 septic systems (3 bedrooms for each lot).

The following items were discussed:

- 1) Traffic Engineer Report - No change if age restriction lifted
- 2) MEPA approval changes – Memo received from MEPA stating no effect from their perspective. Mr. Delprete will forward a copy to the Board for their review.
- 3) Draft permit received from National Heritage presented to Board for their review. Final will be provided when it becomes available.
- 4) Board requested that a revision memo from the Police and Fire be submitted to the Board.
- 5) Application Procedural Path discussed. Due to 40B status it does not need to go to the Planning Board but will go on to Massachusetts DEP for approval.
- 6) Pine DuBois representing Jones River Watershed spoke regarding concerns regarding Title 5 issues.
- 7) Mr. Hunt stated reluctance to continue Title 5 discussion until peer review was completed and Mr. Casey was present.
- 8) A discussion that explored alternatives that fall between Title 5 system and waste treatment system was held.

Mr. Rose moved to continue the hearing to be scheduled for April 2, 2008 at 7:45 pm. George Boerger seconded. All in favor.

8:36 Decisions

New Cingular Wireless – 461 Elm St., case # 1226 decision - Mr. Boerger moved to approve the decision. Mr. Dahlen seconded. All in favor (voting: J. Haas, P. Dahlen, Dr. Rose, G. Boerger)

Poirier-Fraser Family Trust, 45 Shore Drive, case # 1223 decision - Mr. Boerger moved to reverse the decision of the building inspector consistent with the written decision. Mr. Dahlen seconded. All in favor (voting J. Haas, C. Pike, P. Dahlen, Dr. Rose, G. Boerger)

It was voted to adjourn the meeting at 9:05 pm.