TOWN OF KINGSTON
ZONING PERMIT APPLICATION
NEW USE/BUSINESS APPLICATION

Zoning District: Primarily C/I Park
Small Portion C

Date: March 2, 2020

Residential: ____________________________
Commercial: X

Map: 84 Lot: 23, 24, 25, 26, 27, 28, 30
Map: 89 Lot: 4-1
Map: 90 Lot: 2

Permit to: Erect ______ Alter ______ Demolish ______ Move ______ Other Zoning

Owner of Lot: Plymouth Conifer Realty Trust (Lots 24 and 4-1); Kingston Realty Trust (Lots 2, 23, 25, 26, 28 and 30); Kingston Industrial Interests, Inc. (Lot 27)

Area of Lot: See Plans No. Feet: Front See Plans Rear See Plans Depth See Plans

Present Use: Vacant lots

Proposed Use: Warehousing and distribution building

Permit to: Erect ______ Alter ______ Remove ______ Demo ______ Other Zoning

Size of Bldg. or Addition: SF See Plans Length See Plans Width See Plans

Setbacks: See Plans Front: See Plans Side: See Plans Rear: See Plans

Lot Coverage: Building: See Plans Other: See Plans

Description of work to be done: Construction of a warehousing and distribution building (with associated parking, loading and staging areas)

List of Supporting Documents or Plans: (1) Plan entitled “Project Eagle Overall Site Plan”, dated March 3, 2020, prepared by Langan Engineering and Environmental Services, Inc.; and (2) Building Floor Plans and Elevations entitled “Project Eagle Prestige Way Plymouth, MA 02364”, dated January 20, 2020, prepared by BL Companies.
It is understood and agreed that the Zoning Permit is issued in reliance upon the information submitted by the petitioner on and with this application. If any false or misleading information is found, the permit is voidable by the Zoning Agent/Building Official.

ZONING PERMITS ARE GOOD FOR ONE YEAR FROM THE DATE IT IS ISSUED

Name (please print) Robert C. Betters, Esquire, as Agent for Scannell Properties, LLC

c/o Withington and Betters
15 Caswell Lane
Plymouth, MA 02360
Mailing Address

(508) 747-3545
Telephone Number

Signature/Agent/Scannell Properties, LLC

b.betters@withingtonandbetters.com
Email Address

For Official Use Only

Date: 3/5/20
Approved: see below
Denied: 

Reasons / Conditions

Building Inspector/Zoning Enforcement Officer

1. Applicant must seek a special permit from the Planning Board per section 4-10.2.3 in order to construct a warehouse/distribution center.

2. Applicant must seek site plan approval from the planning board per section 7.3.1 ZBL.

3. Applicant must seek a variance per section 7.5.2.1 subsection c in order to exceed height allowances from 62 Dimensional requirement which limits height to 100 feet.
TOWN OF KINGSTON
ZONING BOARD OF APPEALS
Kingston, Massachusetts 02364

BOARD OF APPEALS, KINGSTON, MASSACHUSETTS
PETITION FOR PUBLIC HEARING

This petition, when completed and signed and including an attached abutter’s list, must be filed with the Kingston Town Clerk, Town House, Kingston, Massachusetts.

Kingston Massachusetts
Date: March 4, 2020

To the Zoning Board of Appeals
Kingston, Massachusetts:

1/We hereby petition your Board for a public hearing in the action checked below:
   X Variance from the requirements of the Kingston Protective By-law
   ____ Permit for a specific use which is subject to Board of Appeals approval
   ____ Comprehensive Permit under General Law Chapter 40B

   to allow the construction of a warehousing and distribution building exceeding the maximum building height of 40’, pursuant to Section 1.3 (Restrictions), Section 8.2.A (Intensity Schedule) and the Intensity & Dimensional Table of the Kingston Zoning Bylaw.

Map # 90 Lot # 2 Plat # N/A, as shown on the attached plan
84  23, 24, 25, 26, 27, 28, 30 N/A
89  4-1 N/A


Respectfully submitted,
Signed
Agent/Scannell Properties, LLC
Address: c/o Withington and Betters
15 Caswell Lane
Plymouth, Massachusetts 02360
Telephone: (508) 747-3545

The record title standing in the name of: (i) Plymouth Conifer Realty Trust (Lots 24 and 4-1); whose address is 118 Tenney St., Georgetown, MA 01833; by deeds recorded in the
Plymouth County Registry of Deeds in Book 29424, Page 30; and Book 50948, Page 5, Registry district of the land Court certificate No. N/A, Book N/A, Page N/A; (ii) Kingston Realty Trust (Lots 2, 23, 25, 26, 28 and 30); whose address is 118 Tenney St., Georgetown, MA 01833; by deed recorded in the Plymouth County Registry of Deeds in Book 25592, Page 86; Registry district of the land Court certificate No. N/A, Book N/A, Page N/A; and (iii) Kingston Industrial Interests, Inc. (Lot 27); whose address is 124 Tenney St., Georgetown, MA 01833; by a deed recorded in the Plymouth County Registry of Deeds in Book 11967, Page 161; Registry district of the land Court certificate No. N/A, Book N/A, Page N/A.