

TOWN OF KINGSTON, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
February 10, 2022

Notice is hereby given that a public hearing will be held on Thursday, February 10, 2022, beginning at 7:00 p.m., at the Kingston Town Hall. The following applications will be heard:

7:00 p.m. Board Business

**Ida and James Ahern
2 Third Street
Kingston, NH 03848
Tax Map U-4, Lot 141**

This is a continuation from January 13, 2022, of a public hearing whereby the applicant seeks an Appeal from an Administrative Decision, a Special Exception, and five (5) variances so that the applicants can demolish and rebuild their single family home in approximately the same location.

The applicants appeal the Administrative Decision regarding Article 301., Section 301.D, of the Town of Kingston Zoning Ordinance, whereby the Building Inspector denied the building permit.

Furthermore, the applicants seek a Special Exception to the terms of Article 205, Section 205.7, of the Town of Kingston Shoreland Protection District Zoning Ordinance, to permit the construction of a 1,540 square foot singly family residence in the same approximate footprint as the existing residence and installing a new septic tank and leach field.

In addition, the applicants seek the following variances:

Article 202, Section 202.5.B and Article 205, Section 205.4.C to permit construction of a 1,540 square foot single family residence in the same approximate footprint as the existing residence and installing a new septic tank and leach field;

Article 301, Section 301.1.D to permit the improvement and/or placement of a single family dwelling structure located within 20 feet from the front property line; and to permit the improvement and/or placement of a staircase located within 20 feet from the front property line; and to permit the improvement and/or placement of a deck located within 20 feet from the front property line;

**Summit Distributing, LLC
249 NH Route 125
Kingston, NH 03848**

Tax Map R-40, Lot15

This is a public hearing which is a continuation from January 13, 2022, whereby the applicant seeks a Special Exception to the terms of Article 201, Section 4.E.14 of the Town of Kingston Zoning Ordinance, and asks that terms be waived to permit a retail motor fuel outlet with a 5,100 s.f. convenience store/quick service restaurant, and five (5) retail fuel dispenser islands (ten (10) fueling locations), and three (3) high speed commercial diesel islands (two (2) fueling locations), within the Aquifer Protection District Zone B.

**Hawks Ridge of South Kingston LLC
% James Dufresne
P.O. Box 175
Plaistow, NH 03865
Tax Map R-3, Lot 4-LU4020**

IN RE:

This is a public hearing whereby the applicant seeks a Variance to the terms of Article 110, Section 110.4A of the Town of Kingston Zoning Ordinance, and asks that terms be waived to permit construction of one (1) age-restricted single family residential condo unit (part of Village at Granite Fields Condominiums) to be located within the 1,000 foot setback from Route 125. A 50 foot+/- Variance is required.

**Electra L. Alessio, Chairman
Zoning Board of Adjustment
Kingston, NH**