

**LEGAL NOTICE
KINGSTON PLANNING BOARD
KINGSTON, NEW HAMPSHIRE
PUBLIC HEARING/MEETING**

**December 5, 2023
6:45 PM**

Pursuant to NH RSA 676:4, I (d), and 675:3, notice is hereby given of a public hearing/meeting followed by a public meeting to be held by the Kingston Planning Board on **Tuesday, December 5, 2023** beginning at **6:45 PM** in the main hall of the Kingston Town Hall, 163 Main Street, Kingston, NH.

The purpose of the hearing/meeting is the following:

6:45 PM: **Public Hearing**

The Board will be reviewing and voting on proposed zoning amendments to place on the ballot/warrant for the Town Election in March. The Board is proposing amendments for the following (full language is available in the Planning Board office):

1. **Article PREAMBLE II: B. DEFINITIONS**
 - **#13**, remove the existing language for the definition of **“Family”**.
 - **#15**, remove the existing language for the definition of **“Industrial Developments”**.
 - Add a new definition for **“Industrial”**.
 - **#18**, remove the existing language for the definition for **“Mobile Homes or House Trailer”** and replacing it with the definition for **“Mobile Home or Manufactured Home”** (as defined in RSA 674:31).
 - **Add new definition for “Presite Built Housing** (as defined in RSA 674:31-a.).
2. **Article 102: HISTORIC DISTRICT** – amending to clarify and/or modify the sections below.
 - **102.2 Historic District I**, reference to the former Sanborn Regional High School.
 - **102.4 Mobile (and Manufactured Homes)**
 - **102.5 Description and Permitted Uses, B. Historic District II**
 - **102.7.1 Sheds and Out Buildings** (new)
 - **102.8 Procedure, C.** – add reference to include the building inspector in decisions made by the HDC.
 - **102.9 Guidelines**, move paragraph to bottom of section.
 - **102.9 Guidelines, D.**, add a new paragraph D.
 - **102.10 Denial and Appeal**, add the building inspector notifications; move a sentence from 102.9 regarding determinations.
 - **102.12 Pre-Existing Use**, explain non-conforming uses.
 - **102.13 Conflicts**, add new section.
3. Amending **Article 109: COMMERCIAL DISTRICT II Section 109.7 Special Exceptions** to replace Special Exceptions with Conditional Use Permit.
4. Amending **Article 110: COMMERCIAL DISTRICT III Section 110.5 Special Exceptions** to replace Special Exceptions with Conditional Use Permit.

5. **Article 110: COMMERCIAL DISTRICT III Section 110.3 PERMITTED USES, K.**, add additional language to address the 1,000-foot separation criteria.
6. **Article 110: COMMERCIAL DISTRICT III Section 110.3 PERMITTED USES, O.**, add Warehouses to Wholesale Business and Warehouses.
7. **Article 110: COMMERCIAL DISTRICT III Section 110.6 Lot Regulations, B. Setbacks, b.**, change “zone” to “use” to make it consistent with the language in the C-I and C-II zones; and **c.** to change the setback from 25’ to 30’ to be consistent with the setbacks in C-I and C-II.
8. **Article 203: KINGSTON FLOOD PLAIN DEVELOPMENT ORDINANCE.** Amend the ordinance to stay in compliance with the requirements of the National Flood Insurance Program.
9. **Article 204: INNOVATIVE ZONING.** Change name to Conservation Open Space Zoning.
10. **Article 206: ACCESSORY DWELLING UNITS ORDINANCE Section 206.4 ADU Requirements, E.** to change the maximum size of the ADU shall not exceed 50% of the size of the Gross Living Area.
11. Amending **Article 301: BUILDING AND BUILDING LOTS Section 301.1 Lot Regulations B.**, by removing this section in its entirety.
12. **Article 304: INDUSTRIAL DEVELOPMENTS**, remove this ordinance in its entirety.

Public Meeting

Board Business:

- Acceptance of November 7, 2023 minutes
- Ordinance Update/Amendment Review
 - **Article 402: RECREATIONAL CAMPGROUNDS AND CAMPING PARKS.**
 - **Article 102: HISTORIC DISTRICT Section 102.5.A.2.**
- Correspondence
 - Re: Liquor license application for Bensons Café LLC
- Any other business that may legally come before the Board.

The public is encouraged to attend.

<i>Board Business not in progress by 10:00 PM will be continued to the Board's next meeting; the meeting will adjourn no later than 10:30 PM.</i>

This public body may go into one (1) or more non-public sessions.

Should this Hearing need to be rescheduled due to inclement weather or other emergency, the Public Hearing will be held on December 12, 2023.

*Lynne Merrill, Chairperson
Kingston Planning Board*