

Updated Agenda

**LEGAL NOTICE
TOWN OF KINGSTON, NEW HAMPSHIRE
KINGSTON PLANNING BOARD
PUBLIC HEARING
August 15, 2023
6:45 PM**

Pursuant to NH RSA 676:4, I (d), and 675:3, notice is hereby given of a public hearing to be held by the Kingston Planning Board on **Tuesday, August 15, 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 is the following:

Public Hearings:

New Hearings-

James Materkowski

Owner- James Materkowski Revocable Trust

22 West Shore Park Road

Map R9 Lot 32

Application for a Conditional Use Permit for an Accessory Dwelling Unit to be located in the basement of the existing dwelling that will include some minor exterior changes to the structure.

Unitil Energy Systems

Owner-24 Towle Road Realty Trust

14 & 24 Towle Road

Map R12 Lots 25 & 26

- 1) Site Plan application for a proposed Solar Field with associated access and stormwater management improvements.
 - A Conditional Use Permit (CUP) for disturbance for a wetland buffer associated with the proposed Until Solar Facility Project is being requested by the applicant. The proposed project will require approximately 200,095 +/- sq. ft. (4.6 +/- acres) of disturbance to the 57-ft. wetland buffers within the Wetlands Conservation District.
- 2) The applicant is requesting a lot line adjustment. A portion of the Tax map R12 Lot 25 (3.7 +/- acres) will be combined with Tax map R12 Lot 26 (32.9 +/- acres) to create a new lot of 36.6 acres, which will enable the solar field to project wetlands.

Continued Hearings from 7/18/2023-

Housing Support, Inc.

REQUEST FOR CONTINUATION TO SEPTEMBER 19, 2023

186 Main Street

Map R34 Lot 21

This is a Site Plan Review application for the total renovation of the existing structure to create four (4) one (1) bedroom housing units, including a small addition at the rear. Also, the extension of the right-side driveway to accommodate one handicapped parking space and three extra parking spaces at the rear.

Souhegan River View Investments

REQUEST FOR CONTINUATION TO SEPTEMBER 19, 2023

255 Route 125

Map R40 Lot 12

The intent of this project is to construct a 2,000 +/- square foot barn for an ice-skating rink.

Summit Distributing, LLC

REQUEST FOR CONTINUATION TO SEPTEMBER 19, 2023

Owner-Quick Stop Property, LLC

249 N.H. Route 125

Map R40 Lots 15 & 16

The applicant is seeking Planning Board approval for a proposed retail motor fuel outlet having a quick service restaurant with drive-through window and gasoline station. The applicant is also requesting a lot line adjustment between lots 15 & 16 on Map R40.

Board Business:

- Acceptance of July 18, 2023 minutes
- Correspondence
- Any other business that may legally come before the Board.

The public is encouraged to attend.

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

*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.
Applications may be heard prior to the Board completing Board Business.*

*Lynne Merrill, Chairperson
Kingston Planning Board*