

LEGAL NOTICE
KINGSTON PLANNING BOARD
KINGSTON, NEW HAMPSHIRE

SITE WALK

Saturday, February 17, 2024
8:00 AM

Pursuant to NH RSA 676:4, I(d) and 675:3, notice is hereby given of a public meeting/site walk to be held by the Kingston Planning Board on Saturday, February 17, 2024 at 8:00 AM at the location noted below.

The public is invited to attend.

Applicant: Cellco Partnership, d/b/a Verizon Wireless'
Property owner: David Kimball

Off Hunt Road
Kingston, NH
Map R1 Lot 1

Cellco Partnership, d/b/a Verizon Wireless' application is for the necessary **Conditional Use Permit** and **Site Plan** approval to construct and operate a 140' wireless telecommunications facility off Hunt Road.

THE PRIMARY PURPOSE OF THE SITE WALK IS TO RUN A BALLOON TEST, WHERE THEY FLY A BALLOON AT THE SAME HEIGHT AS THE TOWER, SO RESIDENTS CAN GET AN IDEA OF THE VISUAL IMPACT OF A CELL TOWER.

Parking Guidance: The access to this property is located off of RT 121A in East Hampstead. There is a paved driveway and turns into gravel. Recommend parking on the paved portion. **See attached map.** (Property is located near Ellyson Ave. in East Hampstead)

-Plans are posted on the Kingston website (KingstonNH.org) under the Planning Board page.

-Planning Board contact information: PB@KingstonNH.org; (603)642-3342 ext. 6.

Should this Site Walk need to be rescheduled due to unsatisfactory wind conditions, inclement weather or other emergency, the meeting will be held on Sunday, February 18, 2024 at 8:00 AM. Please see the website for updates to the agenda.

*Lynne Merrill, Chairperson
Kingston Planning Board*



ZONING DRAWINGS

1	10/20/23	FOR SUBMITTAL
0	03/14/23	FOR SUBMITTAL
A	02/13/23	FOR COMMENT



Dewberry Engineers Inc.
60 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3210



DRAWN BY:	JG
REVIEWED BY:	OAS
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50150912
SITE LOCATION CODE (BSC)	

706213

SITE ADDRESS
OFF HUNT ROAD
KINGSTON, NH 03848

SHEET TITLE

SITE PLAN/AERIAL OVERLAY

SHEET NUMBER

7-2



1
SITE PLAN/AERIAL OVERLAY
SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"



APPROXIMATE TRUE NORTH

LEGEND	
-----	Existing Property Line
-----	LOCUS PROPERTY LINE
-----	Existing Road
-X-X-	FENCED COMPOUND
-----	RADIUS FALL ZONE
-----	Existing Side Trap
-----	Existing Stormwall
-----	Existing Structure
-----	Wetland Delineation (SEE NOTE 3)
-----	Approach Wetland Area

Access is
OFF
RT 121A
EAST Hampstead
Park on
paved portion

NOTES:

1. OWNER OF RECORD: DAVID KIMBALL
43 BACK AVE.
LAWRENCE, NH 03819
2. SOURCE OF TITLE: BOOK 3503 PAGE 2778
3. APPROXIMATE AREA: 53 ACRES.
4. BEARING SYSTEM IS BASED UPON NH STATE PLANE
(NAD83) USING U.S. SURVEY FOOT AND VERTICAL
DATUM 1988 (VDATUM 128) UTILIZING AN
ODIS SOLUTION OF STATIC GPS DATA.
5. ALPRA L. KLUMB, JR. CERTIFIED WAREHOUSE #022
OF ASIA LAND ENVIRONMENTAL, LLC, REGISTERED ON
DECEMBER 15, 2002 ACCORDING TO THE TECHNICAL
COMMISSION UNDER THE NEW HAMPSHIRE
DISCLOSURE ACT (TECHNICAL SUBJECT #3-01-1,
JANUARY 1987). THE REGIONAL SURVEILLANT TO THE CORPS OF
ENGINEERS FOR THE NEW HAMPSHIRE NORTHWEST
AND NORTHEAST REGIONS, VERION 2.0 (JANUARY 2018), AND
NH STATUTE 664:6-II-A,2 X.
6. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM
A RECENTLY COMPLETED SURVEY PLAN. THIS PLAN IS
NOT INTENDED TO BE A BOUNDARY SURVEY.
7. NO STATUS WAS FOUND FOR THE "OLD ROAD" SHOWN
ON THIS PLAN. BOTH HISTORIC AND PASTURE SHOW
MAINTENANCE FOR THE ACCESS. AMBULANCE ROUTES