

1 KINGSTON PLANNING BOARD

2 MAY 16, 2023
3 PUBLIC HEARING
4 MINUTES

5 Ms. Merrill called the meeting to order at **6:46 PM**; there were no challenges to the legality
6 of the meeting.

7
8 **MEMBERS PRESENT:**

9 Lynne Merrill, Chair Peter Bakie Rob Tersolo
10 Robin Duguay, Vice Chair Peter Coffin
11 Chris Bashaw, BOS Representative Steve Padfield
12

13 **ALSO PRESENT:**

14 Glenn Greenwood, Town Planner
15 Dennis Quintal, Town Engineer
16 Robin Carter, Land Use Admin.
17

18 Ms. Merrill declared a quorum present and introduced the Planning Board ("PB" or
19 "Board").
20

21 **PUBLIC HEARINGS** (in these minutes)

Housing Support, Inc., 186 Main St., R34-21	Pg. 1
LER Realty Company, 15 Cheney Rd. – Map R23 Lot 65	Pg. 2
Lawrence Cheney Trust, 13 Cheney Rd. – Map R23 Lot 66	
Summit Distributing, LLC, Kingston Crossing, Inc., 249 Rte. 125, R40-15&16	Pg. 2
Unitil Energy Systems, 24 Towle Road - Map R12 Lot 26	Pg. 6

22
23
24 Ms. Merrill explained the hearing process.

25
26 **Request for a continuation to June 20, 2023:**

27 **Housing Support Inc.**
28 **186 Main Street**
29 **Map R34 Lot 21**
30

31 **Site Plan Review Application**

32 *This is a site plan review application for the total renovation of the existing structure to*
33 *create four (4) one (1) bedroom housing units, including a small addition at the rear. Also,*
34 *the extension of the right-side driveway to accommodate one handicapped parking space*
35 *and three extra parking spaces at the rear.*
36

37 Ms. Merrill mentioned that the reason for the continuation request is because the
38 attorneys for Housing Support and the Abutters are talking to try and work things out.
39

40 Ms. Merrill made everyone aware that the remarks from the Town Engineer and Town
41 Planner have been forwarded to the attorneys. She commented that even if the attorneys

reach an agreement, the applicant will still need to come before the Planning Board for any decisions/approvals to ensure Town regulations and ordinances are going to be met.

Motion made by Mr. Coffin that at the request of the applicant, Housing Support, Inc., Map R34 Lot 21, the Planning Board public hearing will be continued to June 20, 2023 at 6:45 PM at the Kingston Town Hall. If the applicant has new plans, they must be submitted in writing to the Planning Board office by June 8, 2023. Seconded by, Ms. Duguay. A vote was taken, all were in favor, the motion passed. (7-0-0)

**Request for a continuation to June 6, 2023:
Summit Distributing, LLC - Kingston Crossing, Inc.
249 N.H. Route 125
Map R40 Lots 15 & 16**

Site Plan Review Application & Lot Line Adjustment Application

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.

This hearing is being continued because the Planning Board and Zoning Board of Adjustment (ZBA) have notified the town of Brentwood that a determination of regional impact has been made and a certain number of days was needed to make sure the notification criteria was met.

Motion made by Mr. Bashaw to continue the hearing for Summit Distributing, LLC, 249 N.H. Route 125, Map R40 Lots 15 & 16 to the Planning Board public hearing on June 6, 2023 at 6:45 PM, pending ZBA approval. Seconded by, Mr. Coffin. A vote was taken, all were in favor, the motion passed. (7-0-0)

Mr. Coffin explained that the Board needs to vote to determine whether an application has Development of Regional Impact (DRI). If it is not a development the Board doesn't need to do anything on this, but if it is a development the Board needs to discuss the application and take a vote. This should be done for all applications that meet the requirements for DRI.

**New Hearing:
LER Realty Company
Lawrence Cheney Trust
15 Cheney Rd. – Map R23 Lot 65
13 Cheney Rd. – Map R23 Lot 66**

Lot Line Adjustment Application

<Board note: This hearing began at 6:54 PM.>

Ms. Merrill read the legal notice for this hearing.

88 *Lot line Adjustment application: The applicant is proposing to convey 3.78 acres from Lot*
89 *65, a 20-acre parcel to house Lot 66, a .85-acre lot.*

90 Ms. Merrill pointed out that the applicant has requested three (3) waivers.

- 91 • Mandatory Preliminary Review - Article 905.4
- 92 • Engineering Review Cost, asked for a reduction – 905.14 A.2.d
- 93 • Subdivision review requiring full survey/boundary of both parcels – 905.14.C.13

94
95 **Applicant:** Charlie Zilch, Project Manager of S.E.C. & Associates, Inc. presented on
96 behalf of the property owner Robert Griffin, Trustee.

97
98 Mr. Zilch described the 2 lots.

99 **Tax Map R23 Lot 66 -**

- 100 • Is an old lot of record that contains only 0.83 acres and 113.51 feet of
- 101 frontage on the north side of Cheney Road.
- 102 • An 1840 4-bedroom family dwelling sits on this lot and has a private well
- 103 and septic.
- 104 • Parking access is from a large gravel parking area and is shared with the
- 105 abutting land.
- 106 • Zoned RR and is in the aquifer protection zone.

107 **Tax Map R23 Lot 65**

- 108 • Contains approximately 20 acres.
- 109 • Wraps around lot 66 and has 2 segments of frontage on the north side of
- 110 Cheney Road.
- 111 • Frontage to the east/southeast of lot 66 is 222.54 feet and approximately
- 112 790 feet to the west of lot 66.
- 113 • This property has several buildings located on it. A previous SF dwelling
- 114 and store, constructed in 1940 and is now used for storage. Also, on the
- 115 property is a single family (SF) dwelling and office in support of the old
- 116 defunct Mill located across the street.
- 117 • There is a river that runs under Cheney Rd. and east/northeast through the
- 118 property.
- 119 • Zoned RR and is in the aquifer protection zone.

120
121 The intent of this application is to simply add land from lot 65 that wraps around lot 66.
122 This land area is limited and does not add any appreciable use or value to lot 65 but will
123 enhance lot 66.

- 124 • This will increase lot 66 to 4.6 acres which exceeds the current zoning lot
- 125 area requirement within the aquifer protection zone.
- 126 • This would help clearly delineate lot 66 and make the lot more conforming.
- 127 • There will be a surveyed metes and bounds description that is lacking in the
- 128 record of deeds.

129
130 Mr. Griffin owns two (2) other large tracts of land that abut lot 65 to the west, R23-64 and
131 R-23-63 that extend to the Danville town line.

- There is survey data that defines the entire frontage of his property west of lot 66.
- The remaining land of lot 65 is approximately 16.2 acres and approx. 790 feet of frontage. They are asking for a waiver to do a full survey of that remaining property.

There are no known variances required for this application and there are no State approvals required.

Town Planner comment(s): Mr. Greenwood read his comments outlined on his memo to the Board dated May 15, 2023. (Copy available at the Planning Board office).

- Mr. Greenwood had a concern with the waiver request for the full perimeter survey of both parcels. The plan is not very clear with respect to where the final lot corners are established for existing lot R23-66. This should be made more obvious and property monumentation at the lot corners needs to be detailed. He mentioned that he would expect that if lot 65 was ever conveyed in the future that a full perimeter survey would be done so it is know exactly how much land was being exchanged. He commented that the Board should discuss this.
- Mr. Greenwood added, the plan shows there will be some new lot corners and they should be marked with concrete bounds or new iron rods. They are now marked with old iron rods.

Town Engineer comment(s):

- On the easterly side on sheet 2 the abutter noted should be R22 54-10, this is the same map and lot that is on the cover sheet reference.
- Front sheet talks about Lawrence Realty Trust and open space. He noted he is not sure what that means.
-

Mr. Zilch said he will be setting new pins and monuments. In some areas there are high water marks and is very difficult to set anything. He referred to sheet 2 of the plan:

- Left of the dwelling – the front corner there is currently no monument there they will be setting a stone bound there. Going back 120 feet they will be setting another stone bound. The new line that is being created goes back to the Mockingbird subdivision, that common corner there now there is a pin, it is over 300 feet so they will set a pin just outside of the wetland there and there will be another monument on this lot line. The rest of it is by high water mark and swamp so it's difficult to survey some of this. They were able to use the existing subdivision plans to establish some of the points but had to survey quite a bit to tie it all together. There were already pipe markers up on the south side.

Mr. Greenwood asked if the front corner would be a stone bound, Mr. Zilch said it will. Mr. Greenwood brought up the furthest eastern corner to be set, shows an iron rod, will a new one be set. Mr. Zilch said yes. Mr. Greenwood commented that Mr. Zilch will be using an existing boundary marker. Mr. Zilch said it is an old pipe and lying down. They will not be removing it but will be setting a new one at that point. Mr. Greenwood reiterated what Mr.

178 Zilch said wanted to confirm what his interpretation was, that they are not creating a new
179 corner and are using the existing one to identify the point. Mr. Greenwood said that the
180 Town's ordinance allows this but wanted clarification. Mr. Greenwood said new stone
181 bounds should be reflected on the plan.

182
183 **Department comment(s):**

184 There were no department comments.

185
186 **Board comment(s):**

187 Ms. Merrill asked Mr. Zilch to go over the bounds of the new lot line again for lot 66.

188
189 **Public comment(s):**

190 Ms. Merrill opened the floor for public comment at 7:12 PM.

191
192 Joanne Mahoney, 12 Mockingbird Lane –

- 193 • Asked if the new lines are actually deeded lines and will it affect her property.
- 194 • Asked what they are going to do in the wetlands back near her house. Their house
195 was already flooded because someone else took down trees so concerned what
196 is going to happen to the property.
- 197 • There are walking trails behind their house and want to make sure the property
198 isn't going to be used for RV's. This is one of the reasons they bought this property
199 because it is quiet.
- 200 • Is this property going to remain a residential property?

201
202 Mr. Coffin explained that it is rural residential zone. It is zoned residential but can be other
203 uses. But it is not commercial zoned.

204
205 Mr. Bashaw said that the Board can only address the lot line adjustment. The applicant
206 isn't before the Board for a site plan review or anything else at this time.

207
208 Mr. Zilch noted this is not proposing any expansion to the existing house, just a lot line
209 adjustment now.

210
211 Ms. Merrill closed public comment at 7:17 PM.

212
213 **Motion made by Mr. Bashaw to invoke jurisdiction. Seconded by, Ms. Duguay. A vote**
214 **was taken, all were in favor, the motion passed. (7-0-0)**

215
216 Mr. Bashaw read the waiver request dated March 30, 2023 for Mandatory Preliminary
217 Review - Article 905.4.

218 **Motion made by Mr. Bashaw to grant the waiver request for Mandatory Preliminary**
219 **Review under Article 905.4. for reasons contained in the waiver request**
220 **dated March 30, 2023. Seconded by, Ms. Duguay. A vote was taken, all were in**
221 **favor, the motion passed. (7-0-0)**

Board discussion on requiring a **full survey boundary**. Mr. Bashaw said the explanation that was provided by Mr. Zilch on which ones are being added, being replaced and the ones that bisect the property gave clarification. He added that this is going to make the smaller lot more conforming and he is comfortable not requiring a full site survey. Ms. Merrill asked Mr. Greenwood if he was satisfied with the comments brought forth. Mr. Greenwood said he was.

Mr. Bashaw read the waiver request dated March 30, 2023 for subdivision review requiring full survey/boundary of both parcels – 905.14.C.13.

Motion made by Mr. Bashaw **to grant the waiver request for Article 905.14.C.13 as written based on comments and satisfying the questions proposed by the Town Planner for the monuments that will be set and repaired . Seconded** by, Ms. Duguay. **A vote was taken, all were in favor, the motion passed. (7-0-0)**

Ms. Merrill read the waiver request dated March 30, 2023 for Engineering Review Cost, asking for a reduction – 905.14 A.2.d.

Motion made by Mr. Bashaw **to grant the waiver request to reduce the Engineering Fee (Professional Review) from the \$5,000 to \$1,000 as written based on the fact that most of the engineering review has been completed already and seems very minimal with the lot line adjustment. Seconded** by, Ms. Duguay. **A vote was taken, all were in favor, the motion passed. (7-0-0)**

Motion made by Mr. Bashaw **to grant the Lot Line Adjustment application as presented, including the three (3) waivers that were granted at this hearing transferring the acreage from lot 65 to lot 66, ensuring that lot 66 is more conforming with the zoning. The discussed boundary markers to be placed on the respective lots; the stone bound at the new western frontage corner for lot R23-66 must be reflected on the plan. Correct the reference on page 2 of the plan to read R22 Lot 54-10. Seconded** by, Ms. Duguay. **A vote was taken, all were in favor, the motion passed. (7-0-0)**

<Board note: This hearing ended at 7:25 PM.>

New Hearing:
Applicant-Unitil Energy Systems
Owner-24 Towle Road Realty Trust
24 Towle Road - Map R12 Lot 26

Design Review Application for a Solar Field

<Board note: This hearing began at 7:25 PM.>

Ms. Merrill read the legal notice for this hearing.

The applicant has submitted a Site Plan application for a Site Plan Design Review for a proposed Solar Field with associated access and stormwater management improvements.

Applicant: Nicholas Golon, P.E., Civil Department Manager, Principal for TF Moran and Jacob Dusling, P.E. Sr. Engineer for Unitil Energy Systems presented on behalf of Unitil.

Mr. Golon described the property location for the proposed solar field site. 24 Towle Road, the limits of the enclosed solar field are approximately 33 acres, zoned Rural Residential (RRAQ).

- This is an undeveloped site and adjacent to the Eversource Peaslee Transmission Substation and Distribution Substation and the Unitil Kingston Distribution Substation, which is ideal for interconnection of the proposed solar field.
- There are several electrical lines immediately in the vicinity.
 - 345 KV line that is traveling from the east.
 - 150 KV line that is traveling out of the Peaslee Eversource Substation.
 - 34.5 KV line substation for both Eversource and Unitil.

Mr. Greenwood stated that this is a design review application and not a binding discussion between the Planning Board and the applicant. Abutters were notified in regard to this application for tonight's hearing. Questions can be asked by anyone, and this is to help everyone understand what the proposal is going to be going forward.

Mr. Golon explained that they wanted the design review to get feedback from the Board, Town Engineer and Planner and connect with abutters to address any questions or concerns they may have.

Ms. Merrill brought up that according to last weekend's newspaper this was approved by the PUC. Mr. Dusling said that their first stage was to have the public interest hearing with the PUC to find out if they were in support of this project. They felt this was necessary before going any further with the project. He commented that there will be another stage associated with PUC approvals.

Mr. Dusling gave an overview of the proposal.

- Proposing a 4.8 MW PC solar facility on this property.
- 6.5 MW PC, which is approximately 11,000 solar panels, supported by single access tracking racking systems that will be screw anchored into the ground, using very little concrete.
- 39 small inverters
- The energy produced by the field as well as any renewable energy credits will essentially offset Unitil's requirement to purchase off the regional transmission network which directly gets passed off to customers in New Hampshire.
- Unitil partnered with Revision Energy who came up with the best proposal to meet Unitil's needs as well as their customers' needs.
- When the project is complete, they believe it will be the largest field in NH at least for a short period of time.

- This is being built under NH RSA 374-G, which currently allows electric utilities to own renewable generation (up to 6% of the utility's peak load) to offset distribution system losses.

Mr. Golon talked about the site and some of the impacts and common questions –

- Environmental impact –
 - Mr. Golon pointed out some areas on the site map that was provided for the design review. Mentioned that the proximity to the existing utility substations are favorable.
 - Wetlands – there are some on the property, they do a functional assessment to evaluate the wetlands, do a vernal pool evaluation and a habitat assessment. These reports are in draft format and will be sent to the State for the preapplication process. This helps determine if the impacts justify the construction of the facility. The State and Federal Government are a big part of the evaluation approvals for this project.
 - Forecasting approximately 20,000 sq. ft. (approx. a half-acre) of wetlands may be impacted. Still researching ways in which they can lessen the impact and they have the responsibility as part of the development to show the least impact to wetlands.
- Went over the proposal would be for landscaping and buffers. Will be meeting with the various agencies for areas there will be impact. i.e., wetlands creation, buffer preservation, conservation. Will also be talking with the Town Conservation Commission.
- Access considerations –
 - Towle Rd. begins as a paved surface, then converts to a gravel surface across an easement then goes to a woods road which would be used more for just tree clearing.
 - Their expectation is they would improve the road to a 20-foot gravel drive for vehicles that would carry the solar panels, maintenance vehicles and fire apparatus access and turning radius would be evaluated to allow for adequate turning area.

Ms. Merrill asked if this property sits on the aquifer. Mr. Golon said that he believes there is just off site. The aquifer line appears to fall at northerly abutter. They realize that a conditional use permit would be required for the wetland buffer impacts associated with the project.

- Comments on traffic impacts –
 - During construction there will be construction traffic.
 - During the earth work phase there will be vehicles required to cut trees and grade the property.
 - Vast majority of slopes are 8 and 15% and this is advantageous when looking at the terrain permit process. There is a weighted process on how to handle stormwater based off of existing slopes.
- Described what the panels look like – referred to the information provided on the terrasmart, Terra Track solar panels. Photovoltaic (PV) Solar Array.

- The panels are 10-12 feet.
- Commented they are going to clear the trees. The PV panels work great when the sun can get to them.
- Questions on acoustics, generated sounds -
 - Landscaping is not added to the plan yet. They wanted input from the Board, others on this. The closest abutter is 500 feet.
 - There is some acoustical value. There are inverters and a fan. At a distance of 500 feet away it is inaudible assuming inverters are put in. They will be doing a more in-depth sound generation evaluation.
 - **Looking for any feedback and/or input on what the expectations would be for buffers, plantings, etc. They want to be good neighbors to the abutters.**

Mr. Golon mentioned again that this is a design review and looking for feedback on their plan to see if there are some accommodations they should be making.

Ms. Merrill brought up that according to the map the western most part of the property is almost at the Danville town line. Mr. Golon replied that he believes that there is some distance before they get to Danville. Mr. Golon said they did look into regional impact, and they do not believe there is any. They looked at the criteria for development of regional impact (DRI) and they are not impacting the school systems, the transit systems, and that a lot of the items do not apply to this. Ms. Merrill explained to the public what DRI is. To summarize it, it is asking whether or not if this project is going to have an impact on an adjacent community and if there is, the identified community(s) must be sent notification of the determination by the Board regarding regional impact which gives them the same status as an abutter. Mr. Coffin said if it pertained to other criteria such as being a commercial property with noise or if it is determined anything is affecting the aquifer these would also be considered factors. This doesn't appear to be the case for this project but would need to consider if there were any aquifer recharge concerns.

Mr. Coffin asked about the rotation of the solar panels. Mr. Dusling said they rotate east to west; they track the sun and the reason for this is it gives out more output because they follow the sun.

Mr. Golon asked if the Board would like to discuss the regional impact criteria tonight so they can be clear on that. Ms. Merrill said they would like to at some time tonight. Ms. Merrill referred to the Town tax map and it does show aquifer on that map. She stated it may not be accurate but want to make sure the rules for the aquifer protection zone and the impact to the abutters are addressed. Ms. Merrill mentioned that Kingston does have a noise ordinance, so Unitil will want to make sure they meet the noise ordinance requirements.

Department comment(s):

Ms. Merrill read the department comments.

- Board of Selectmen (BOS): Towle Road should be upgraded at least to the entrance of the access to the property.

- Code Enforcement: If this is built where does the power go. Ms. Merrill said that this has been explained.
- Conservation Commission: While the proposed solar array avoids the majority of the wetland area on the property, there are three wetland areas indicated on the site plan which will be impacted. The Conservation Commission would like to view the areas, and to know whether there is any way these wetlands can be left undisturbed. If not, is this a project that could require mitigation?
- Fire department: Year-round access to the site. Knox box for any gates.
- Public works:
 - o The current configuration of Towle Rd. offers limited sight distance on Mill Rd., which is a narrow and dangerous road. The intersection will need to be converted to "T" design approx. 75' south of the current location. The Town owns this land, and this has been mentioned to the applicant.
 - o Numbers of and weights of construction and delivery equipment will be needed to assess the impact upon the Class V portion of Towle Rd. Applicant will be responsible for a pavement overlay for any degradation to current conditions.

Town Engineer comment(s):

Mr. Quintal explained that he looked at the plan in a little more detail, similar to how he would review a site plan review plan application. He read his comments from his review letter dated May 15, 2023. (Copy available at the Planning Board office).

Mr. Golon asked about comment #3 on Mr. Quintals review. *Article 904.5.G.8 – Final Grading Plan with proposed contours must be shown for the site and Tol Road.* Mr. Quintal said this should be discussed with the road agent. Mr. Colon asked about #12. Mr. Quintal mentioned they could possibly ask for a waiver. Mr. Greenwood commented that any questions about the roadway should be discussed with the BOS and Public Works.

Mr. Golon and the Board discussed the next steps for the applicant to take to move forward with the Solar Field proposal.

Mr. Bakie asked if there was anything in the Town aquifer protection zone ordinance in regard to solar panels. Ms. Merrill said there is not, and the Board would be looking for information to understand if this has an effect on the aquifer. Ms. Merrill asked the applicant to provide information on the impacts of this project on the aquifer. Mr. Bakie commented that the aquifer is important in the Town of Kingston.

Mr. Golon asked what the bonding expectation would be for this project so Mr. Dusling could let Until know what it might be. Mr. Bakie mentioned it would depend on the requirements or the road and/or driveway. Mr. Quintal said this is certainly a topic for the road agent as well.

Town Planner comment(s):

Mr. Greenwood read his comments from his memo dated May 15, 2023. (Copy available at the Planning Board office).

- Mr. Greenwood mentioned that a conditional use permit may be required for the impacts to the buffers. Mr. Golon said that the Town does not have any wetlands ordinance in regard to the impact and that is governed by the State.

Ms. Merrill mentioned that the Board is going to want to know how many truck loads it will take to transport the solar panels so that they can understand how many trucks will be accessing the road during construction. She mentioned that she recognizes this is a one-time impact for the construction of the project.

Mr. Golon explained that initially there will be vehicles for tree cutting and construction. They can work on schedule to set the expectation of the traffic concerns.

Mr. Bakie asked Mr. Golon to show where on the map the Class 6 portion of the drive begins. Mr. Bakie suggested they ask the road agent about the option to install an access driveway beginning at that point.

Mr. Dusling mentioned that they will probably be accessing the site to maintain the vegetation a couple times a year to cut back the weeds.

Mr. Dusling said there will be some signage similar to the substation sites.

Mr. Dusling said they plow for access into the site. But for snow maintenance around the panels, it isn't typically needed because when it snows the panels rotate fully up so the snow slides off, like a metal roof as far as snow falling off.

Public comment(s):

Ms. Merrill opened the floor for public comment at 8:20 PM.

Lisa Francoeur – 84 Frye Rd. in Danville on the Kingston line -

- Ms. Francoeur said she lives in this area. She asked if there would be any blasting proposed because this area is rich with granite.

Mr. Golon said there is no blasting. Mr. Dusling explained that they get drilled into the ground like an anchor. The equipment should be able to be screwed right into the granite and there should be no blasting.

- Her question for the Town was once the road was put in on Towle Rd., this will be very close to the Town forest on Frye Rd. Will more people tend to park there because that is a closer entrance to the forest. Mr. Coffin mentioned that the BOS may require gates, etc. Mr. Dusling commented that they do have other facilities that are behind gates.
- Ms. Francoeur asked what the chance of fire was. Mr. Golon said there isn't a lot of studies on this. It would primarily have to do with the wiring. Most of the wiring is buried. She said she asked this to make sure emergency

496 apparatus could access the site if needed and would this have an impact
497 on what would be required for the upgrades to the road.
498

499 Mr. Golon said that they have evaluated turning mobility on fire turning access to make
500 sure it is good.
501

- 502 • Ms. Francoeur asked about the sound issues. Mr. Dolan said that the closest
503 abutter is 500 feet away and according to studies there shouldn't be any sound
504 impact to abutters.
505

506 Ms. Merrill closed public comment at 8:25 PM.
507

508 Mr. Golon brought up to the Board again, he'd like to get more input from the Board if
509 there are going to be any landscaping expectations that should be considered. Ms. Merrill
510 said if they plan on using any herbicides this will need to be addressed.
511

512 Mr. Golon said that they will update their proposal and as of this time they will not be
513 including any additional landscaping, however, if the Board decides they should add
514 additional landscaping to let them know.
515

516 Ms. Merrill mentioned that for a commercial project, and it abuts residential properties,
517 the ordinance states that a 50-foot buffer is expected. Ms. Merrill commented that this is
518 not applicable to rural residential because we do not usually have commercial projects
519 within rural residential and that the applicant should be sensitive to the 50-foot setback.
520 Mr. Golon said that this is for public utility use and not for commercial use. **Mr.**
521 **Greenwood will review the Town ordinances and look into this further. [AI. 1-05-16-**
522 **2023].** Ms. Merrill read Article 104.5.,E.2. in the Rural Residential District ordinance. Mr.
523 Bashaw noted that the caveat is that it refers to commercial zoning.
524

525 Ms. Duguay asked if there was a fire hydrant nearby and didn't see a comment on the
526 plan about this. This should be taken into consideration. Ms. Merrill mentioned there may
527 be one across the street on Mill Rd.
528

529 Ms. Merrill brought up that once the plan is further along, they may want to have a
530 technical review with a technical review group.
531

532 Until will be providing a formal Site Plan Application, this hearing will be noticed, and
533 notices will be sent to abutters. Plans are due to the Planning Board office by noon on
534 June 8, 2023 to be on the agenda for the June 20, 2023 public hearing.
535
536

Site walk scheduled for Saturday, June 17, 2023:

Motion made by Mr. Coffin to schedule a site walk on Saturday, June 17, 2023 at 8:00 AM at the end of Towle Road for the proposed Unitil Solar Field site at 24 Towle Rd, Kingston, NH. **Seconded** by, Ms. Duguay. **A vote was taken, all were in favor, the motion passed. (7-0-0)**

Note: This site walk for the proposed Unitil Solar Field project at 24 Towle Rd, Kingston, NH is a public meeting. A notice will be posted in the Town Hall and on the Town website. The public is welcome to attend.

<Board note: This hearing ended at 8:38 PM.>

BOARD BUSINESS

Approval of the April 18, 2023 Minutes:

Corrections: Line 5, change Mr. Coffin to Ms. Merrill; Line 640 add the department name – “Public Works”.

Motion made by Mr. Coffin to accept the 04/18/2023 minutes as amended. **Seconded** by, Mr. Bashaw. **A vote was taken, all were in favor, the motion passed.(7-0-0)**

RPC Stormwater update:

Mr. Coffin asked if the RPC got back to Mr. Greenwood on our commitment to Stormwater regulation updates. Mr. Greenwood said they did and are planning to be on the agenda for June 6, 2023.

Ms. Merrill mentioned that the joint meeting with the Historic District Commission to go over the HD ordinance will be rescheduled for a later date to be determined.

Motion made by Ms. Merrill to adjourn the meeting at 8:42 PM. **Seconded** by, Ms. Merrill. **A vote was taken, all were in favor, the motion passed.**

****Next Public Meeting is scheduled for Tuesday, June 6, 2023. Subject to change.****

05/15/2023 Minutes accepted as amended on June 20, 2023:

- Pg. 3, line 115 – change “SF” to “single family” (SF).
- Pg. 3, line 117 change “funs” to “runs”.
- Pg. 9, line 389 – change “attract” to “track”.