

LEGAL NOTICE
TOWN OF KINGSTON, NEW HAMPSHIRE
KINGSTON PLANNING BOARD
PUBLIC HEARING
April 16, 2024
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, April 16, 2024** 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:

BOARD BUSINESS

PUBLIC HEARING(S)

Applications:

#1. Applicant: James M. Lavelle LLS

Property Owner: Susan Paradis and JDS & C Trust, LLC

92-C Main Street and 94 Main Street

Map U7 Lot 10 & 11

This application is a request for a **Boundary Line/Lot Line Adjustment** between Map U7 Lot 10, 92-C Main Street a .13-acre lot and Lot U7 Lot 11, 94 Main Street a 2.01-acre lot in the single family residential aquifer (SFR AQ) zone. This proposal is to transfer .21 acres from U7-11 to U7-10 to increase the lot size to .34 acres for lot 10 and reduce the lot size of lot 11 to 1.80 acres.

#2. Applicant: Cellco Partnership, d/b/a Verizon Wireless'

(3rd public hearing for this application - *continued hearing from 3/19/2024*)

Property owner: David Kimball

Off Hunt Road

Map R1 Lot 1

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

#3. Hawks Ridge of South Kingston, LLC (*continued hearing from 3/19/2024*)

Mulligan Way & Bent Grass Circle

Map R3 Lot 4 LU 4020

Re-application for Limited Common Area (LCA) Adjustment and Amended Site Plan "Village at Granite Fields Condominiums". The intent of this application is to seek an approval for the owner/applicant to relocate one of the proposed age restricted, single family residential units from its current approved location to a new location that would be partially within the 1,000' setback from Route 125. The proposal is to relocate unit 20 from its original location on Mulligan Way to Bent Grass Circle just right of LCA 34.

#4. Planning Board Rules and Regulations:

Article 907: PERFORMANCE GUARANTEE PROCEDURES, section 4.A.

Amend the language for Bonding of road and utility work (907.4.A.). (Language is attached to this notice.)

BOARD BUSINESS Cont.

- Acceptance of March 19, 2024 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.

Should this Hearing need to be rescheduled due to inclement weather or other emergency, the Public Hearing will be held on May 7, 2024 at 6:45 PM.

*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

Proposed language for Bonding of road and utility work, section 907.4.A present language is as follows:

- A. The developer/owner/applicant must post a guarantee deemed acceptable by the Planning Board prior to the issuance of any building permits for the site. No construction shall take place on the site until the Performance Guarantee has been approved by the Planning Board and accepted by the Board of Selectmen.

The second line of this section is vague and may lead one to believe that one cannot do roadway or utility work on site without the Bond being in place although that is not what the first line states. Reworking the section to read as follows will remove the ambiguity.

- A The developer/owner/applicant must post a guarantee deemed acceptable by both the Planning Board and the Board of Selectmen prior to the issuance of any building permits for the site and prior to the sale of any parcel. Roadway and utility construction may begin without the establishment of the bond.

Underlined and italicized text is new.