

# REVISED AGENDA (03/19/2024)

## LEGAL NOTICE TOWN OF KINGSTON, NEW HAMPSHIRE KINGSTON PLANNING BOARD PUBLIC HEARING March 19, 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, March 19, 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:** Election of Officers

### PUBLIC HEARING(S):

#### I. Applications:

**#1. Cellco Partnership, d/b/a Verizon Wireless'** (continued hearing from 2/6/2024)

**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.

**#2. Hawks Ridge of South Kingston, LLC (REQUEST FOR CONTINUATION TO APRIL 16, 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.

**#3. Applicant: Gerard Welch, MHOC, LLC**

Property owner: Colanton Real Estate Trust

**57 Depot Road**

**Map R28 Lot 1**

This is a **Design Review Application** for a proposed conversion of an existing golf course to an age-restricted condominium development.

#### II. Zoning Regulations:

- A. The Board will vote to change the **Notice Requirements for Public Hearings** from being published in a newspaper of general circulation to be posted on the home page of the Town's website in accordance with RSA 675:7.I.(b). The following Town regulations and Planning Board Rules of Procedures will be updated to reflect this change.
- a) Article 904: SITE PLAN REVIEW REGULATIONS, section 5. Site Submission Requirements, **F. Fee for legal advertising** (904.5.F.).
  - b) Article 905: SUBDIVISION REGULATIONS, section 905.14. Submission Requirements, A. Application for Subdivision, 2. Fees, c. **Legal Notice Publication** (905.14.A.2.c).
  - c) Planning Board **By-laws, Rules of Procedure and General Governing Rules. Section 9. Notice of Public Hearing.**
- B. Article 907: PERFORMANCE GUARANTEE PROCEDURES, section 4.A.
- 1) **Amend the language for Bonding of road and utility work** (907.4.A.).

### BOARD BUSINESS Cont:

- Acceptance of February 6, 2024 and February 20, 2024 minutes
- Planning Board Application and Legal Advertising Fees
- 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 April 16, 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

**March 19, 2024 Planning Board Public Hearing – 6:45 PM**  
**Kingston Town Hall, 163 Main Street, Kingston, NH 03848**

**Zoning Regulations and Planning Board Rules of Procedure**

**PROPOSED AMENDMENT TO THE SITE PLAN REVIEW REGULATIONS:**

Remove section 904.5., F. in its entirety. "~~F.—Fee for legal advertising~~".

Replace with the following new language:

904.5., F.            Notice to the general public will be accomplished by posting a legal notice on the Town web site home page as well as in two other locations in Town.

**PROPOSED AMENDMENT TO THE SUBDIVISION REGULATIONS:**

Remove section 905.14., 2., c., in its entirety. 2. Fees, ~~c.—Legal Notice publication~~.

Replace with the following new language:

905.14., 2., c.,       Notice to the general public will be accomplished by posting a legal notice on the Town web site home page as well as in two other locations in Town.

**Amend the PLANNING BOARD'S RULES OF PROCEDURE AT SECTION 9.0 NOTICE OF PUBLIC HEARING by changing the second line of the section to read as follows:**

Notice to the general public shall also be given at the same time by posting at two public places in Town and on the Town of Kingston website home page.

**PROPOSED LANGUAGE FOR BONDING OF ROAD AND UTILITY WORK, SECTION 907.4.A PRESENT LANGUAGE IS AS FOLLOWS:**

Present:

- 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.*

Proposed:

- 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. Roadway and utility construction may begin without the establishment of the bond.