

# TOWN OF KINGSTON

## Planning Board

PO Box 716, 163 MAIN STREET  
KINGSTON, NEW HAMPSHIRE 03848-0716

TOWN OF KINGSTON, NEW HAMPSHIRE  
KINGSTON PLANNING BOARD

### NOTICE OF DECISION -

APPLICANT:	Pest End
PROPERTY OWNER:	ACA Realty, LLC
PROPERTY ADDRESS:	88 NH Route 125
MAP AND LOT:	Map R8 Lot 37-4
ZONE:	C-III AQ SP WCD Lot37-4 4.92 acres

After a site walk and two public hearings before the Planning Board during which comment was provided by the applicant's design team and a review was offered by the Town Planner and the Town Engineer this proposal was considered by the Board at their meeting of June 16, 2026, and the following actions were taken:

**The Planning Board reviewed and voted upon each criterion for the Conditional Use Permit for a commercial use within the district; A final motion by Coffin and seconded by Gagnon to approve the Conditional Use Permit and require that all toxic materials including pesticides be stored outside the 300 feet Shoreland Protection District buffer. A vote was taken, all were in favor, the motion passed.**

**Motion was made by Alessio to approve a waiver request of section 904.6.D to permit the use of a fence and arborvitae for abutter screening in lieu of a vegetative 50 foot buffer. Second by Coffin . A vote was taken and passed unanimously 4-0-0 Greenwood informed the applicant the waiver needs to be added as a note on the final**

**Motion made by Alessio that the driveway turnaround is constructed in a way to minimize wetland impacts so a conditional use permit from the Wetlands Conservation District is not required. Seconded by Coffin. A vote was taken and the motion passed 4-0-0.**

**Motion made by Alessio to grant the requested waiver from section 904.6.D of the site plan regulations to allow a fence and arborvitae shrubbery to act as screening instead of a fifty feet buffer. Seconded by Coffin. A vote was taken all were in favor and the motion passed 4-0-0.**

MOTION made by Gagnon to grant the application from Pest End, 88 NH Route 125 Map R8 Lot 37-4 ]with the following conditions:

1. **Both the waiver for 904.6.D and the Conditional Use Permit for the Shoreline Protection District are to be noted on the final plan.**
2. **Both the Town and State driveway permits are obtained.**
3. **The comments from the Fire Department must be addressed.**
4. **The applicant will determine the correct manner for detailing the highway bounds on the property frontage lot line.**
5. **The plan is updated to include the closest fire protection access point (not the pond).**
6. **The location of lights on the buildings are shown on the plan.**
7. **The 4,000 square feet septic reserve area to be shown on the plan.**
8. **The Stormwater Operation and Maintenance report must be recorded.**
9. **The calculations of post development drainage are adjusted in necessary.**
10. **A site construction restoration bond is submitted for review and approval consistent with section 904.12 of the site plan review regulations.**

**Seconded by Alessio. A vote was taken, the motion passed 4-0-0.**

This project is subject to impact fees.

A record of these proceedings can be found in the Planning Board minutes of this meeting.

Robin Duguay  
Planning Board Chair

June 25, 2026  
Date

cc: Assessing, Building Inspector, Fire Department, Health Dept., Road Agent, Select Board, Town Clerk -Tax Collector