

## STATE OF NEW HAMPSHIRE

MARCH 13, 2007

**ARTICLE 1:** To elect the following officers: One Selectman for a term of three years; One Treasurer for a term of three years; One Fire Ward for a term of three years; Two Trustees of Trust Funds for a term of three years; Two Library Trustees for a term of three years; One Library Trustee for a term of one year; Two Planning Board Members for a term of three years; One Planning Board Member for a term of two years; Four Budget Committee Members for a term of three years; Two Budget Committee Members for a term of two years; One Budget Committee Member for a term of one year.

## SELECTMEN FOR 3 YEARS

<b>Gregory E. Palmer</b>	.....	<b>402</b>
<b>Charles A. Hart</b>	.....	<b>547*</b>

## TREASURER FOR 3 YEARS

<b>Jayne E. Ramey</b>	.....	<b>799*</b>
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## TRUSTEE OF TRUST FUND FOR 3 YEARS

<b>Peter D. Coffin</b>	.....	<b>766*</b>
<b>Brad Maxwell</b>	.....	<b>19*</b>

## LIBRARY TRUSTEE FOR 3 YEARS

<b>Judith L. Lukas</b>	.....	<b>713*</b>
<b>John L. Chasse</b>	.....	<b>661*</b>

## LIBRARY TRUSTEE FOR 1 YEAR

<b>Anthony L. Whitcomb</b>	.....	<b>732*</b>
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## FIRE WARD FOR 3 YEARS

<b>Kent Walker</b>	.....	<b>764*</b>
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**PLANNING BOARD FOR 3 YEARS**

<b>Michael F. Norton</b>	.....	<b>495</b>
<b>Scott H. Ouellette</b>	.....	<b>547*</b>
<b>Richard G. Wilson</b>	.....	<b>500*</b>

**PLANNING BOARD FOR 2 YEARS**

<b>Daniel M. Mastroianni</b>	.....	<b>683*</b>
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**BUDGET COMMITTEE FOR 3 YEARS**

<b>Sandra Seaman</b>	.....	<b>655*</b>
<b>Edward W. Conant</b>	.....	<b>681*</b>
<b>Carla Crane</b>	.....	<b>620*</b>
<b>Mary K. Fidler</b>	.....	<b>627*</b>

**BUDGET COMMITTEE FOR 2 YEARS**

<b>Ronald Conant</b>	.....	<b>710*</b>
<b>Roger Clark</b>	.....	<b>7*</b>

**BUDGET COMMITTEE FOR 1 YEAR**

<b>Joy G. LePage</b>	.....	<b>344*</b>
<b>Roger C. Clark</b>	.....	<b>383*</b>

**March 24th, 2007 Recount****PLANNING BOARD FOR 3 YEARS**

<b>Michael F. Norton</b>	.....	<b>495</b>
<b>Scott H. Ouellette</b>	.....	<b>545*</b>
<b>Richard G. Wilson</b>	.....	<b>502*</b>

**ARTICLE 2:** Are you in favor of the adoption of Amendment Number 2 as proposed by petition for the existing Town Zoning, Building and Land Use Ordinances as follows:

Amend Commercial Zone C-II and Rural Residential Lots R-33-21, 21-1 and 21-2 and R-34-1, 1-1 and 2 to add under permitted uses:

- 4.90.5.6 Supermarkets and grocery stores
- 4.90.5.7 Banks and other financial institutions
- 4.90.5.8 Multi-store retail business complexes

This article would allow the above uses in C-II which is the commercial zone along Route 125 north of Marshall Road, Carriage Towne Plaza south to Story Book Station Day School, and the property to the corner of Marshall Road and Church Street. This will allow much needed retail services in the northern end of Kingston, and will consolidate them in an area that currently has these or similar existing uses.

YES 669 NO 312

**ARTICLE 3:** Are you in favor of the adoption of Amendment Number 3 as proposed by petition to the existing Town Zoning, Building and Land Use Ordinance as follows:

- A) Amend the Article IV District Regulations to add a new Workforce Housing Overlay District by Conditional Use Permit section.

#### Summary of Workforce Housing Ordinance Purposes and Provisions:

Local employers continue to have trouble attracting and retaining employees because of the lack of affordable housing ownership opportunities for their employees. Teachers, police officers and others employed locally, as well as young adults who have grown up in Town and would like to stay or return, usually cannot afford to purchase a house in Kingston. This Workforce Housing Ordinance seeks to rezone a limited number of properties in the Rural Residential, Elderly and Commercial Zone III Zones in an effort to encourage the development of Workforce Housing for families who continue to be unable to afford housing in Kingston. The properties identified for rezoning are over 25 acres in size, are located on major roads, and generally are situated where they can provide a transitional buffer between different zoning districts. The parcels are: R-3, Lots 4, 4A, 4B, 4C and 13 (generally described as the Granite Fields Golf Course property, Rt. 125, located in the Comm. District) R-8, Lot 42 (generally described as property on Old Coach Road, located in the RR district); R-11, Lot 9 (on Mill Road adjacent to the Old Coach property located in the RR district); R13-19 (RR District); R22, Lot 31 (generally described as land behind the Shell Station adjacent to the Comm. C-III District); R33, Lots 28, 29, 30 (generally described as parcels on Marshall Road that are already in the affordable senior housing overlay zone, RR/ Elderly district).

This Workforce Housing Ordinance requires that at least 20% of a proposed development project's units be set aside for purchase at a price that doesn't require a purchaser of moderate to medium income to spend more than 30% of their income on the mortgage payment, taxes and related expenses. The Workforce Housing Ordinance has built-in income and sales price restrictions so that for 30 years the homes must remain affordable to successive purchasers. Workforce Housing homes cannot exceed 1800 square feet in area and can have no more than 2 bedrooms. Owner occupancy is required and tenants or renters are not permitted. The Workforce Housing Ordinance generally follows the land use development standards that were adopted by the Town for Elderly Housing developments at the 2006 Town Meeting.

Full copy of Ordinance follows;

WORKFORCE HOUSING OVERLAY DISTRICT  
BY CONDITIONAL USE PERMIT

I. Purpose:

The purpose of the Workforce Housing Overlay District is to encourage and provide for the development of workforce housing within Kingston. This ordinance seeks to address the needs of persons who work in Kingston at local businesses, for municipal government (police officers, public works employees et cetera) and the school district (school teachers and administrative staff) who cannot afford to live in Kingston, and often have to commute many miles to work due to the high cost of housing in this region.

It is intended to ensure the continued availability of a diverse supply of home ownership opportunities for moderate to median income households. A diverse supply of housing will better enable the adult children of Kingston residents to stay in Kingston or to return to Kingston to live, and for older Kingston residents to have more opportunities in Kingston to downsize their housing needs once their children have grown up and established separate households. It is declared to be in the public interest and general welfare of the Town of Kingston to encourage the development of such housing for the general population through the establishment of living areas that provide a diversity of housing opportunities while ensuring adequate standards for public health, safety, welfare and convenience.

The workforce housing overlay district is designed to establish minimum development standards to ensure that the housing needs of the general population are met, to provide locations for workforce housing which are compatible with the needs of a family with a median family income, and to encourage workforce housing by permitting an increased density above that which is allowed in the underlying zone. The form of the dwelling unit can consist of attached or

detached dwellings, with ownership including, but not limited to, condominium or fee simple.

This ordinance allows Workforce Housing to be developed in conjunction with an existing or proposed recreation use. The judgment to permit this mixed recreational and residential use reflects the fact that the permanent preservation of recreation space as open space benefits the community by ensuring land will be available for recreational or open space land forever.

## II. Authority:

This innovative land use control Article is adopted under the authority of RSA 674:21, and is intended as an “Inclusionary Zoning” provision, as that term is defined in RSA 674:21, I(k) and 674:21,IV(a). Consistent with the provisions of RSA 674:21, the ordinance provides for a use incentive that permits increased densities and development flexibility.

III. Location: Workforce Housing shall be a permitted use in the following Zoning Districts but limited to the following lots;  
 Commercial III: R-3, Lots 4, 4A, 4B, 4C, 13;  
 Rural Residential: R-8, Lot 42; R-11, Lot 9; R-13, Lot 19; R-22, Lot 31;  
 Rural Residential, Elderly: 4-33, Lots 28, 29, 30;  
 SFR/AG R-35, Lot 5; R-37, Lot 1.

For those lots within the Commercial III District, Workforce Housing shall be a permitted mixed use to proposed or existing outdoor recreation uses, such as a golf course use. This will permit a more useful and flexible pattern of housing in conjunction with other proposed or existing uses. This Workforce Housing use is permitted by a conditional use permit issued by the Planning Board when the requirements of this ordinance have been met.

## IV. Definitions:

Workforce Owner-Occupied Housing—where the total cost of mortgage principal and interest, mortgage insurance premiums, property taxes, association fees, and homeowner’s insurance does not exceed 30 percent of the maximum allowed income of the purchaser. The calculation of housing costs shall be based on current taxes, a 30-year fixed rate mortgage, a 5 percent down payment, and prevailing mortgage rates within the region.

Area Medium Income (AMI)- is the median income of the greater region, either the HUD Metropolitan or Non-Metropolitan Fair Market Rent Area to which Kingston belongs, as is

established and updated annually by the United States Department of Housing and Urban Development.

Net Family Assets--As defined by 24 CFR Part 5, subpart F 5.603 and as amended from time to time.

Bedroom—shall mean a room (other than a bathroom) with an interior door and closet.

Market Rate Housing—any unit within a development, that is intended to be available for sale or occupancy at the prevailing market value for the area similar to comparable real estate transactions.

Moderate Income—a household income that is more than fifty percent (50%) but does not exceed eighty percent (80%) of the area median income.

Moderate to Median Income—a household that is more than eighty percent (80%) but does not exceed one hundred twenty (120%) of the area median income.

Owner-occupied Housing—is any dwelling intended to be conveyed in fee simple, condominium or equity-sharing arrangement such as community housing land trust and limited equity cooperatives.

## V. General Standards:

All Workforce Housing developments shall conform to the following standards:

A. A Site Plan or Subdivision Plan shall guarantee a minimum set aside of twenty percent (20%) of units reserved for Workforce Housing. Of the units set aside for Workforce Housing, 75% shall be sold for a price that can be afforded by a household with an annual income of not more than the Moderate to Median Income for the Kingston PMSA, as published by the U.S. Department of Housing and Urban Development; and, 25% shall be sold for a price that can be afforded by households with an annual income of not more than the Moderate Income for the Kingston PMSA, as published by U.S. Department of Housing and Urban Development. Net Family Assets shall be considered in determining applicant eligibility for Workforce Housing Unit purchases. The Developer shall identify for the Planning Board the proposed independent third party (e.g. N.H. Housing Finance Authority or some other company or organization), who is capable and will undertake to examine the eligibility of proposed Workforce Housing unit buyers for compliance with this ordinance's income and asset eligibility criteria.

B. For an existing commercial recreational use that proposes a mixed Workforce Housing use, the open space land within the existing recreation use (e.g., the golf course or other recreational land use area) may be used to support the gross tract area density calculations set forth herein; however, any such land so used in the density calculation shall be designated open space in conjunction with any Planning Board approval and shall create an RSA 674:21-a conservation restriction.

C. General Standards:

All Workforce Housing developments shall conform to the following standards:

1) Dimensional, Density and Other Requirements:

- a) Density: six (6) units per acre, but no more than seventy five (75) units per site.
- b) Minimum acreage: 25 acres.
- c) Maximum building height: thirty five (35') feet, measured at the top of the roofline.
- d) Maximum building floors/stories: two (2) (excluding basement).
- e) Minimum Lot frontage: sixty feet (60') on a public road.
- f) Minimum Lot Setbacks: Setback requirements for exterior boundaries must be met; however, the dwelling units may be clustered within the gross tract area.
- g) All dwelling units shall have a minimum floor area of 600 sq. ft.
- h) Units/homes shall have a maximum of two bedrooms. Buildings shall be separated by a minimum space of forty (40) feet, with an additional ten (10) feet of building separation for each additional unit in the building. There shall be a maximum of four (4) units per building. No individual unit shall exceed 1,800 square feet of living space.
- i) Adequate on site space shall be provided for off-street parking for two

vehicles per unit.

- j) Except as noted subsection r) below, all such housing developments shall comply in all respects with the Town and Kingston' Site Plan Review Regulations and/or Subdivision Review Regulations, though the Planning Board may grant waivers from such regulations; however, Workforce Housing projects shall be exempt from any growth control regulations because Workforce Housing is deemed to meet a presently underserved housing need in Kingston. Applicable Impact Fees shall apply to Workforce Housing.
- k) Units shall be owner occupied. Occupancy of any Workforce Housing unit by a renter or tenant shall violate the terms of this ordinance. Notice of this restriction shall be disclosed in writing by the seller or its successors and assigns to any proposed Workforce Housing unit purchaser.
- l) The design and site layout of all such Workforce Housing developments shall compliment and harmonize with the rural character of the Town of Kingston, shall maximize the privacy of dwelling units and preserve the existing, natural character of the land.
- m) Workforce Housing development shall make provisions for pedestrian access within the development and, to the extent reasonable, to any existing off-site pedestrian networks.
- n) All such Workforce Housing developments shall be landscaped to enhance their compatibility with surrounding areas, with emphasis given to the utilization of natural features whenever possible.
- o) The perimeter of all such Workforce Housing developments, or the portion of an existing use that is proposed to add Workforce Housing as a mixed use development project, shall be treated with a landscaped buffer zone of a minimum of twenty-five (25') feet which may consist of whole or in part of existing growth. Nothing in this section shall restrict the applicant, in its sole discretion, from erecting suitable fencing to augment, by not as a substitute for, the landscaped buffer set forth above.
- p) The Planning Board may require that all roads within the Workforce Housing development shall be privately owned and built according to town standards. The applicant shall be authorized to propose private roads built to town standards.



q) The Planning Board retains the right to approve the specific road construction and road width and structure layout for the purpose of health, safety and welfare of the Town as well as for efficiency and aesthetic variety and quality design.

r) The provisions of this Workforce Housing ordinance shall supersede any other inconsistent or conflicting dimensional or density provisions of the Kingston Zoning Ordinance, Subdivision or Site Plan Review Regulations.

## VI. Common land/Open Space:

In every Workforce Housing development, common land/open space shall be set aside and covenanted to be maintained permanently as open space.

For existing recreational uses that are proposed for a mixed use Workforce Housing development, the recreational land used to support the development's density calculation shall be permanently covenanted for recreational use; however, in the event that the existing commercial recreational use is abandoned or otherwise discontinued for a period one year, the Town shall have the right to enforce the open space covenant to restore some measure of recreational use to the land so covenanted, whether that use be walking, running, winter sports, off road bicycling or other appropriate recreational uses by the public, which shall continue until a commercial recreational use is resumed on the covenanted land or until the owner of the land so covenanted makes a suitable arrangement with the Town to restore a permanent recreational use to the covenanted land.

The required amount of open space for a Workforce Housing development shall be calculated as follows:

a) All wetland in the project plus a minimum of 1/3 or 33% of the total project upland area shall be set aside as open space, of which forty percent (40%) shall be contiguous.

b) In calculating common/open space area, the following shall not be included: public or private rights of way, soils with slopes over 25% and parking lots. For developments with interior lot lines, the areas inside the lot lines shall not be included in open space calculations.

## VII. Use of Open Space/Common Land:

- a) Such common land/open space shall be restricted to recreational uses such as the existing or proposed recreational use, park lands, swimming pool, tennis court, golf course, walking trails or conservation. The exterior boundary property setbacks shall be considered part of the common land/open space.
- b) The Homeowners' Association or Condominium Association legal documents shall state what portion of the common land/open space shall be accessible by the residential owners/tenants.
- c) The open space/common land shall be permanently restricted for recreation, open space or conservation uses. It shall not be re-subdivided but may contain accessory or utility structures and improvements necessary for the development or for the utilization of the recreational, open on common land use. The land depicted on the plan as open space shall constitute a conservation easement as that term is used in RSA 674:21-a and it shall be used consistent with the plan and the terms and purposes of this ordinance; however, nothing in this Ordinance or conservation restriction shall limit an existing or proposed recreational use from altering, reconfiguring, maintaining, improving or otherwise managing its existing or proposed recreation use.
- d) All agreements, deed restrictions, organizational provisions for a Homeowners' Association and any other method of management of the common land shall be established prior to or as a condition of Planning Board final approval.

VIII. Timing of Development of Workforce Units: To ensure that the Workforce Housing development is completed as permitted, the dwellings qualifying as Workforce housing shall be made available for occupancy on approximately the same schedule as a project's market units (though the applicant may complete them earlier), except that the certificates of occupancy for the last ten percent (10%) of the market rate units shall be withheld until the certificates of occupancy have been issued for all of the Workforce housing units. A schedule setting for the phasing of the required Workforce Housing units shall be established prior to the issuance of a building permit for any development subject to the provisions of this ordinance.

IX. Legal Documents: It shall be the responsibility of the Workforce Housing applicant or its assign to establish a Homeowners' Association or Condominium Association and to prepare and adopt appropriate Articles and By-Laws and covenants to ensure compliance with the eligibility, ownership and occupancy requirements of this Workforce Housing ordinance, which shall be submitted in advance to the Planning Board and Town Counsel for their review and approval.

X. Assurance of Affordability:

To ensure that only eligible households purchase the designated Workforce housing units, the purchaser of a Workforce unit must submit a purchase eligibility application that includes copies of their last three years' federal income tax returns along with written certification verifying their annual income level, and net family assets, which shall not exceed the maximum established by this Ordinance in section V, A. A copy of the written certification of income and assets eligibility must be submitted to all parties charged with administering and monitoring this Ordinance, as set forth in sections XII of this article, at least 15 days prior to the transfer of title.

All applicants under this Ordinance must submit the following data to ensure project affordability:

1. Calculation of the number of units provided under this Ordinance and how it relates to its provisions.
2. Description of each Workforce unit's size, type, estimated sales price and other relevant data.
3. Documentation of household eligibility as required in section XI of this Ordinance.
4. All agreements established as part of sections XII of this Ordinance.
5. List of required variances, conditional use permits, and special exceptions including justification of their necessity and effectiveness in contributing to affordability.

#### XI. Assurance of Continued Affordability:

In order to qualify as Workforce housing under this Ordinance, the developer must make a binding commitment that the Workforce housing units will remain so for a period of thirty (30) years. This shall be enforced through a deed restriction, restrictive covenant, or a contractual arrangement through a local, state or federal housing authority or other non-profit housing trust or agency. Beyond the thirty (30) year term, the deed restriction, restrictive covenant, or contractual arrangement established to meet this criterion must also make the following continued affordability commitments:

A. Workforce housing units offered for sale shall require a lien, granted to Kingston, be placed on each Workforce unit. This lien shall be subordinate to any first mortgage on the home. The value of the lien shall be equal to the difference between the fair market value of the unit and its reduced "Workforce" sale price, which is indexed according to the qualifying income standards. The municipality's lien is inflated over time at a rate equal to the Consumer Price Index (CPI). Future maximum resale values shall be calculated as the fair market value minus the CPI adjusted lien value. Subsequent sales are limited based on income eligibility qualification as set forth in Section V, A. The combination of maintenance of the municipality's lien, adherence

to this Ordinance's Definition of Workforce Owner-Occupied Housing and satisfaction of Workforce Housing income and asset eligibility requirements for a period of thirty (30) years shall satisfy all affordability requirements.

B. Documentation of all deed restrictions; restrictive covenants; or contractual arrangements related to dwelling units established under this Ordinance must be documented on all plans filed with the Kingston Planning Board and the Registry of Deeds.

## XII. Administration, Compliance and Monitoring:

A. This Ordinance shall be administered by the Planning Board. Applications for this Workforce Housing use as provided for under this Ordinance shall be made to the Planning Board and shall be part of the submission of an application for either Site Plan or Subdivision Plan approval.

B. No certificate of occupancy shall be issued for a Workforce housing unit without written confirmation of the income eligibility of the buyer of the Workforce housing unit and confirmation price of the Workforce housing unit as documented by purchase and sale agreement. There shall be no subsequent sale or transfer of a Workforce Unit other than to a surviving spouse or surviving co-owner until verification has been provided to the Town by the independent verifying agent of the Buyer's compliance with the Workforce Housing ordinance's income and asset eligibility requirements.

C. Ongoing responsibility for monitoring the compliance with resale restrictions and covenants on Workforce units shall be the responsibility of the Homeowners' Association or Condominium Board or their designee.

YES 223 NO 742

**ARTICLE 4:** Shall the Town vote to raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$4,290,242.00? Should this article be defeated, the default budget shall be \$4,067,173.00 which is the same as last year, with certain adjustments required by previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

YES 643 NO 322

**ARTICLE 5:** Shall the Town authorize the Tax Collector to allow a 1 ½% deduction from Town Property Tax when payment is made within 30 days of billing?

YES 951 NO 34

**ARTICLE 6:** Shall we rescind the provisions of RSA 31:95-c that was adopted to restrict 100% of revenues from the operation of the Kingston Landfill to expenditures for the operation and future closing of the landfill? All monies remaining in said fund shall lapse to the general fund. This Warrant Article is contingent on the passage of Article 7 (General Trust Fund) and Article 8 (Capital Reserve Fund). If either Article 7 or Article 8 do not pass, this Warrant Article becomes moot and is of no effect. It is intended that Articles 6, 7 and 8 be linked, co-dependant, and contingent on passage of all three Articles. A failure of one Article causes all three to fail. **In order for the Town to take advantage of the Landfill Revenue Fund and/or the Interest, Articles 6, 7 and 8 must all pass. This Article will have no tax impact.**

YES 632 NO 332

**ARTICLE 7:** Shall the municipality vote to create a general trust fund under the provisions of RSA 31:19-a II to be known as the Town of Kingston infrastructure development, improvement and maintenance fund, for the purpose of building, expanding, improving and maintaining town owned structures and improvements and to raise and appropriate the sum of Six Million (\$6,000,000.00) Dollars, such sum to come from revenue from the discontinued special revenue fund in Article 6 and no amount to be raised by taxation? The initial sum of Six Million (\$6,000,000.00) Dollars shall remain in Trust, and will not be invaded. Only monies earned, through investment, including but not limited to interest and dividends will be available to support the purpose of the trust fund. The Selectmen are appointed agents to expend earnings of the trust fund for the purposes of the trust, after a posted public hearing. The intent of this Article is to create a Revocable Trust, generating annual earnings for the benefit of the town in perpetuity. This Warrant Article is contingent on the passage of Article 6 and Article 8. If either Article 6 or Article 8 do not pass (Rescission of the “Kingston Landfill Fund” and Capital Trust Fund) the Warrant Article becomes moot and is of no effect. **In order for the Town to take advantage of the Landfill Revenue Fund and/or the Interest, Articles 6, 7 and 8 must all pass. This Article will have no tax impact.**

YES 584 NO 395

**ARTICLE 8:** Shall the municipality vote to establish a Capital Reserve Fund under the

provisions of RSA 35:1 for the purpose of satisfying the municipality's obligation to monitor and maintain the closure of the Kingston Landfill as required by the State of New Hampshire or otherwise and to raise and appropriate the sum of One Million Four Hundred Thousand (\$1,400,000.00) Dollars with revenue from the discontinued special revenue fund in Article 6 and to appoint the Selectmen as agents to expend from this Kingston Landfill Closure Fund? This Warrant Article is contingent on passage of Article 6 and Article 7. If either Article 6 or Article 7 do not pass, (Rescission of "Kingston Landfill Fund" and General Trust Fund); the Warrant Article becomes moot and is of no effect. **In order for the Town to take advantage of the Landfill Revenue Fund and/or the Interest, Articles 6, 7 and 8 must all pass. This Article will have no tax impact.**

YES 622 NO 345

**ARTICLE 9:** Shall the municipality vote to discontinue the following Capital Reserve Funds with said funds with accumulated interest to date of withdrawal, to be transferred to the municipality's general fund? The Outside Detail Capital Reserve Fund created in 2001 with a balance of \$153,471.59 and the Ambulance Capital Reserve Fund created in 2001 with a balance of \$152.33 (Majority Vote Required).

YES 698 NO 212

**ARTICLE 10:** Shall the Town authorize the Board of Selectmen to accept a donation of land (not to exceed 16,500 square feet) to the Town, at no cost to the Town, by Marilyn B. Bartlett from her 4 Depot Road property (Tax Map U10, Lot 32) that abuts the Nichols Memorial Library? This donation will provide land for a possible library expansion at its existing location. The property line adjustment variance was approved by the ZBA on December 19, 2006 contingent on acceptance of the donation by the Town.

YES 865 NO 85

**ARTICLE 11:** Shall the Town raise and appropriate \$100,000 to renovate the downstairs of the Town Hall, including eliminating the Town's only conference room by replacing it with additional office space for the Board of Selectmen and Town Inspectors, and to authorize the withdrawal of \$100,000 from the existing expendable Trust Fund to repair, maintain and improve Town buildings? In the past, the upstairs Hall has been able to be used for community events while the conference room was used by the Town Boards. Removing the conference room essentially eliminates this multiple use of the Town Hall. **This article has no tax impact.**

YES 650 NO 290

**ARTICLE 12:** Shall the Town vote to raise and appropriate the sum of \$75,000 to be placed in a previously approved Capital Reserve Fund for the future replacement of Highway Equipment?

YES 648 NO 294

**ARTICLE 13:** Shall the Town vote to raise and appropriate the sum of \$80,000 to be added to the Fire Apparatus Replacement Capital Reserve Fund?

YES 625 NO 316

**ARTICLE 14:** Shall the Town vote to raise and appropriate the sum of \$100,000.00 to be added to the Fire Department's Building Replacement, Upgrade and Refurbishment Capital Reserve Fund?

YES 518 NO 420

**ARTICLE 15:** Shall the Town vote to raise and appropriate the sum of \$11,955.00 for the purpose of funding technical consultant services to provide the Kingston Fire Department and the Town of Kingston with recommendations regarding Fire Department space requirements, station renovation and/or construction planning, station location options, and authorize the withdrawal of \$11,955.00 from the Fire Department's Building Replacement, Upgrade and Refurbishments Capital Reserve Fund? **This article has no tax impact.**

YES 562 NO 378

**ARTICLE 16:** Shall the Town vote to raise and appropriate the sum of \$50,000 to be placed in the Land Acquisition Capital Reserve Fund for the future purchase of development rights, conservation easements and other land acquisition to stabilize the tax base, maintain large tracts of land as such, and to help ensure that the development of additional large multi-house subdivisions do not have significant impact on taxes for town services such as education, fire and police?

YES 645 NO 296

**ARTICLE 17:** Shall the Town vote to raise and appropriate the sum of \$30,000 to be used to provide Dental Insurance Coverage for Town Employees? Said monies to be administered by the Board of Selectmen in the same manner as the Health Care Benefits.

YES 525 NO 419

**ARTICLE 18:** Shall the Town vote to raise and appropriate the sum of \$15,000 to be added to the existing Kingston Recreation Capital Reserve Fund? Funds to be earmarked for the construction of new ball fields, Recreation Center or further improvements at the area known as the Kingston Fairgrounds.

YES 574 NO 371

**ARTICLE 19:** Shall the Town vote to raise and appropriate the sum of fifty thousand dollars (\$50,000) to be added to the existing Nichols Memorial Library Capital Reserve Fund for Future Library Expansion and name the Nichols Memorial Library Board of Trustees and the Kingston Board of Selectmen as agents to expend?

YES 584 NO 390

**ARTICLE 20:** Shall the Town vote to add the following property, Tax Map R7, Lot 5, approximately 49 acres, to the existing town owned Frye Road Forest? This piece was inadvertently left out of the 2003 warrant article 30 which passed 1529 to 402 establishing several parcels as Town Forests under RSA: 31:110.

To authorize the Conservation Commission to manage this parcel as part of the Town Forest under the provisions of RSA 31:112 II and to authorize the Board of Selectmen to enter into conservation easements with an appropriate entity on the above parcel.

The purpose of this warrant article is to designate this property which is already under the supervision of the Kingston Conservation Commission, as Town Forest and to place the property under permanent conservation easement.

YES 830 NO 134

**ARTICLE 21:** Shall the Town change the membership of the Zoning Board of Adjustment from appointed positions to elected positions in accordance with RSA 673:5 beginning with the March 2008 elections?

Note: Election of ZBA board members will bring this board in line with other high level elected boards such as the Selectmen, Planning Board and Budget Committee. This change will foster an open, participatory and democratic process.

YES 722 NO 239

**ARTICLE 22:** Should the Hannaford Supermarket decision be overturned, shall the Town authorize the Selectmen to form a committee to pursue purchasing the land located in Historic



District I, on the corner of Main Street and Rte. 125 (referenced by Tax Map R34-71B), for the purpose of a future Town Use? Should this article pass, the expectation is that this committee would come back before the voters with an exact \$ amount to be voted on by the residents of Kingston. This lot consists of approximately 11 acres and abuts approximately 5 acres of Town land that is currently land locked. This would give the Town approximately 16 acres of land for future town expansion. It would be prudent for the town to pursue this land while it is undeveloped. The town will be hard pressed to find another parcel this big, so close to the town center. 16 acres could easily host a Town Use such as: a future town complex consisting of Town Offices, Police, Fire, Library, Community Center, Park or a combination of these. A Town Use or Town Building would also better suit Kingston and would compliment our Historic, Rural character, rather than a high impact retail development that will threaten the viability of Historic District I.

As a side note: Having the town purchase this piece of property would also put an end to the exorbitant legal bills that the town is paying in order to defend itself against the constant development pressure on this corner.

YES 592 NO 360

**ARTICLE 23:** On petition of 60 registered voters of the Town of Kingston, to the Board of Selectmen, to place the following article on the warrant for the 2007 annual meeting:

### **New Hampshire Climate Change Resolution**

Shall the Town go on record in support of effective actions by the President and the Congress to address the issue of climate change which is increasingly harmful to the environment and economy of New Hampshire and to the future well being of the people of Kingston?

These actions include:

1. Establishment of a national program requiring reductions of U.S. greenhouse gas emissions while protecting the U.S. economy.
2. Creation of a major national research initiative to foster rapid development of sustainable energy technologies thereby stimulating new jobs and investment.

In addition, the Town of Kingston encourages New Hampshire citizens to work for emission reductions within their communities, and we ask our Selectmen to consider the appointment of a voluntary energy committee to recommend local steps to save energy and reduce emissions.

The record of the vote on this article shall be transmitted to the New Hampshire Congressional Delegation to the President of the United States, and to declared candidates for those offices.

YES 592 NO 360

**ARTICLE 24:** To transact any other business that may legally come before the meeting.

Given under our hands and seal this 17<sup>th</sup> day of January, 2007.

Charles A. Hart, Chairman

Mark A. Heitz

Peter V. Broderick

Selectmen of Kingston

