

**Kingston, New Hampshire  
79-E Committee  
Meeting of March 3, 2022  
Draft MINUTES**

The meeting was called to order at 2:30 pm.

**PRESENT: Committee Members Ernest Landry, Glenn Greenwood, Glenn Coppelman, Susan Prescott, and Richard Wilson**

**Application of Chinburg Properties re: 178 Main Street**

Committee members shared their thoughts on the application, which has been resubmitted after changes were made to the plan. Mr. Greenwood said he felt that the newer plan is a huge improvement over the original plan submitted last year.

Mr. Coppelman said that he wished the percentage of affordable units (10% of the total) was higher. He added that 80% of the Area Median Income is virtually useless in the New England model; he said that 60% would make the apartments more affordable. Mr. Greenwood read from the Town's ordinance covering age-restricted and affordable housing, and said that it only says that affordable housing must comply with applicable State and Federal guidelines.

Mr. Landry questioned whether the affordable units would only be required for the period of the covenant, and then revert to market value. Mr. Wilson said that he thinks that once the project is past the period set for tax relief the owner can do whatever he wants. After some discussion of these matters, it was agreed that Mr. Chinburg will be asked if he would consider 60% of AMI for the affordable apartments, and/or whether he would consider keeping the affordable component in place in perpetuity.

The number of housing units in the plan was discussed, as a discrepancy was pointed out between the second page under "Project Description" which reads "90+ market-rate apartments", and page 3 which reads, 85 apartments and 6 single family homes. Ms. Prescott said that during the discussion with the Historic District Commission the 6 single-family homes were identified as condominiums. Mr. Coppelman suggested that the difference in numbers could reflect that the single family homes are not included in the tax relief, but they are a part of the development. Mr. Chinburg will be asked to clarify this.

Mr. Landry said that package lacks detail, and cited the square footage section at the top of the second page as confusing. The gross square footage is given as 555,967 square feet, and the square footage of both the building to be impacted and the area of the parcel to be impacted are given as 55,309 square feet. He said he does not know why the houses need to be dealt with as the application is only for tax relief. He said it would be helpful to have this clarified as well. It was agreed that the cost figures are for the two buildings; it should be made clear that the 6 single family units are there for town review purposes but are not eligible for tax relief.

Mr. Landry then pointed out that under Public Benefit, at the bottom of the third page, the application reads, “....propose to complete exterior renovation to the Secretary of the Interior’s standards for historic rehabilitation.” He said either they will or they won’t, and that it must be done if they want the tax reduction. Before the covenant is signed, this wording should be revised from “proposed” to “will”.

There was a discussion of whether the new building will be on the exact footprint of the old Science building; it was noted by Mr. Coppelman that it is a different shape and oriented differently on the lot. All were comfortable with the building not being on the exact footprint.

Mr. Greenwood said that no federal subsidies are to be applied, so he assumes all restrictions will only last for the duration of the covenant.

Mr. Landry then said that the difference in figures for total estimated project cost (\$12,500,000) vs. direct construction cost (\$9,140,000) needs to be explained. Discussing what the difference may represent led to the question of whether or not impact fees are to be paid or if they were waived during initial negotiations with the Select Board. This will also be clarified.

The Town’s Assessor will be consulted about the assessment figures next time he is in the Town Hall.

It was decided that this committee will reconvene as soon as answers to questions raised today are received from Mr. Chinburg. The public hearing will be set for April 3, 2022 at a regular Select Board meeting.

Meeting was adjourned at 3:15 pm.

Respectfully submitted,

Susan Ayer  
Administrative Assistant to the Select Board