**Kingston, New Hampshire**

**79-E Committee**

**Meeting of April 28, 2022**

**Draft MINUTES**

The meeting was called to order at 4:00 pm.

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

**Meeting Minutes:**

**MOTION:** by Mr. Coppelman, to approve the meeting minutes of April 7, 2022, as written

**SECOND:** by Mr. Wilson

**All in favor**

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

The committee went through the wording of the draft covenant for this project.

Mr. Greenwood said that on page 2, section 1.a, he would suggest that the language include Historic District and Planning Board: “Following approval of the Historic District Commission and Planning Board, Grantor shall secure a building permit for the project….”

There was a discussion of the impact fees, whether they may be waived, when they need to be paid, and how they will be assessed (each unit?). It was agreed that Mr. Chinburg needs to be informed on these decisions, as the fees could add up to a large amount. Mr. Greenwood suggested that a statement such as “Impact fees assessed shall be paid prior to occupancy” should also be added to the covenant.

Mr. Wilson questioned whether it should be made part of the covenant that taxes will be payable on the single-family condominiums as soon as they are completed; it was agreed that the single-family homes are not part of the tax relief, and this will be handled during the site plan process as part of overall plan phasing.

Mr. Coppelman suggested that in section 1, the first paragraph should read, “… to substantially rehabilitate to Secretary of the Interior standards…..”

There was then a discussion of timing and duration of the covenant. It was noted that the covenant is co-extensive with the tax relief period, which begins on April 1st following the completion of the project. As to the option of increasing the duration of the covenant to twice the number of years of the tax relief, it was suggested that paragraph three on page one could read, “… shall be in effect for up to twice the number of years….”. Later in the discussion it was decided to start with “twice the number of years of tax relief”, subject to any feedback from Chinburg.

Mr. Landry then said that the covenant does not distinguish between the two projects and the two different periods of tax relief. He questioned whether there should be two covenants. In discussion, it was pointed out that the decision had been made early on to put this on one application. Mr. Landry said that the elements I-V that are listed at the bottom of page one are confusing as some apply to one building and not the other. Mr. Greenwood said he thought that since the project as a whole covers all five elements, this is okay.

The committee agreed that “Exhibit B” is where both facets of the project will be described, including what benefits they offer. It was decided that Mr. Chinburg should be asked to provide Exhibit B, which could then be edited if necessary.

Ms. Prescott said that Chinburg is on the HDC agenda in May. She said they are looking for pre-approval on three house designs for the single-family houses (of which she said there are to be 5, not 6, due to wetlands issues), so they do not have to come back to the committee each time.

Mr. Greenwood will make the edits to the draft covenant as discussed. The affordable housing requirement to be added as Section 1.e will be left as-is for now. The edited draft will be sent to committee members for review and then to Chinburg Properties.

Meeting was adjourned at 4:47 pm.

Respectfully submitted,

Susan Ayer

Administrative Assistant to the Select Board