

**Kingston, New Hampshire
Board of Selectmen
Meeting of March 6, 2017
MINUTES**

The meeting was called to order at 6:30 pm the Selectmen's office. In attendance were Chairman Mark Heitz and Selectmen Peter Broderick and George Korn.

Non-public Session

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick, Chairman Heitz polled the Board for a unanimous vote to adjourn to non-public session under the provisions on NH RSA 91-A:3, II-c. The Board adjourned at 6:36 pm.

The Board returned to public session at 6:50 pm.

MOTION: Upon motion of Chairman Heitz and second of Selectman Broderick, it was unanimously voted to seal the minutes of the non-public session for an indefinite period.

Discussion of Grace Daley House

Jef Flanders-McDougall, Stephen Sousa, and Lindsey McDougall were present with several other residents to discuss the Board's intent to raze a portion of the Grace Daley House, located adjacent to and on the same lot as the Town Hall. Lindsey McDougall noted that at the Envision Kingston II meetings held in the summer of 2016, residents had shown overwhelming support for keeping the Daley House intact on its present site. Chairman Heitz referred to the 2013 Town Meeting Warrant Articles by which the Board had determined that voters neither wanted to invest the money required to make necessary repairs to the building nor wanted to preserve it in its present state. He noted that the number of voters at that Town Meeting was far higher than the number of residents who had attended the Envision Kingston event, and stated that the vote had been substantially in favor of not funding improvements and of razing the building.

Selectman Broderick advised that, at the request of the Heritage Commission, the Board had held off for two years so that fundraising efforts could be undertaken and possible alternative uses for the building could be investigated. Following the two-year period, the Heritage Commission had advised the Board that they hadn't been successful in finding an alternative use. Selectman Broderick discussed how hard he had worked to ensure that every chance was given for the building to be saved, but advised that at this point, the Board is obligated to proceed with the clear wishes of the voters. An ad asking for dismantling of the building by a company that will salvage the components for use in other historical building projects is already out and the project is scheduled to be completed this spring.

Selectman Korn advised that prior to becoming a Selectman he had been active on the Historic District Commission and is supportive of the Commission's attempts to preserve the existing streetscape of the Historic District. He remains active as the Board's representative to the Heritage Commission and is aware of the effort put in by the Commission to save the Daley House. However the building has become a hazard and, given voter indications that it should be removed, the Board needs to go forward and take down the building. He noted that the adjoining breezeway and barn will remain on the site.

Jef Flanders-McDougall asked what policies are in place to keep more buildings from deteriorating. She stated that she was told a preservationist had been consulted who had laid out the necessary steps to restore the building, but the Board chose to present the entire restoration to voters as a one-shot appropriation rather than follow a step by step process. Chairman Heitz advised that the Building has never served for a government function and that there really are no other buildings that are town-owned but serve no municipal function. The Daley House was used by the Community House group and was never a priority target for expenditure of town funds. It's location on the same lot as the Town Hall presents a detriment in that shared well and septic capacities negatively impact the two buildings involved as well as the former Country Store property. That fact was a main reason that the Board determined voters should be consulted before investing substantial amounts of money into restoration projects and is one of the reasons that the Heritage Commission was unable to find a feasible third-

party use for the structure. He noted that if all of the Envision Kingston participants chose to invest in funding the restoration, the work probably could be completed and taxpayers wouldn't be impacted, but that's a matter for each individual to decide; actual fund raising efforts over four years have netted less than \$500.00 in contributions.

Ms. Flanders-McDougall expressed the opinion that more could have been done to preserve the building and spoke about her belief in the importance of preserving the character and historical significance of Kingston.

Review of Previous Meeting Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was unanimously voted to accept the minutes of the February 27, 2017 meeting as printed.

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was unanimously voted to accept the non-public session minutes of the February 27, 2017 meeting as printed.

Administrative Items

The Board reviewed a letter of resignation addressed to the Conservation Commission by Andrea Kenter. The Board noted the resignation with regret and expressed appreciation for Ms. Kenter's work.

The Board reviewed plans under consideration by the Planning Board. One plan is for an assisted living facility on Main Street (Map R34, Lot 71B). The other is a proposed shopping center on Route 125 across from the Marshall Road entrance (Map R40, Lots 15, 16 and 18).

The Board reviewed proposals for engineering services relating to a DES mandated remediation project. Chairman Heitz will complete the review and advise the firms who've submitted proposals.

Adjournment

There being no further business before the Board the meeting was adjourned at 8:17 pm.

Respectfully submitted,

Catherine Grant
Administrative Assistant