

**Kingston, New Hampshire
Board of Selectmen
Meeting of March 20, 2017
MINUTES**

The meeting was called to order at 7:00 pm in the Main Meeting Room of Kingston Town Hall. In attendance were Selectmen Peter Broderick and George Korn. The meeting was broadcast on Channel 21.

Discussion of Easement for Proposed Assisted Living Project

George Chadwick of Bedford Design was present to discuss with the Board a property owned by the town, adjacent to the proposed site of an assisted living facility on which he's been working. An earlier agreement was reached by which the town would have transferred title of the property to the developer, however upon having the title researched in order to obtain insurance, it was determined that a reversion clause in the original deed to the Town may preclude its sale to anyone other than the grantor. That being the case, the developers are offering to make a donation in return for easement rights to a portion of the property. The easement will allow the well and part of the protective well radius needed for approval of the water system for the project to be located on the town's property.

Selectman Korn suggested that the \$25,000.00 proposed donation in return for an easement that will substantially restrict the town's potential to use the property seems inadequate. He proposed that the donation be increased to \$50,000.00. Further, granting of the easement will be conditional upon agreement by the developers that, if the town should be successful in clearing title to its property, the developers will finalize the purchase as originally agreed for the balance of \$70,000.00 (the agreed purchase price of \$120,000.00 less the \$50,000.00 to be paid for easement rights as per the plan provided by Mr. Chadwick).

Both Selectmen Korn and Broderick voiced their support for the proposed project and explained that they are only trying to protect the interests of Kingston's residents in negotiating the most advantageous agreements possible. Mr. Chadwick agreed, stating that he and his client understand that; he noted that every Board that he's dealt with in Kingston has been helpful and supportive.

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick, the Board voted to agree to grant an easement to a portion of Tax Map R34, Lot 68, in order to provide the area necessary for the well and a portion of the protective well radius (as shown on a septic design plan provided by Mr. Chadwick). In return for the easement, a donation to the town in the amount of \$50,000.00 will be made and the easement will be contingent upon agreement by the grantee that, should the town be successful in clearing title to Map R34, Lot 68, sale of the property will be finalized as per the signed Purchase and Sales Agreement previously negotiated.

Mr. Chadwick will speak with his clients and let the Board know what their decision is.

Heritage Commission Discussion

Debra Powers and Ernest Landry, Chair and Vice Chair of the Heritage Commission respectively, were present to provide a brief update of the Envision Kingston activity toward enacting suggestions resulting from the 2016 charrette program. Voters of both the town and the school district support moving forward with negotiations for possible acquisition by the town of the former Sanborn Seminary and surrounding property. A meeting is scheduled for April 6th, at 7:00 pm in the Town Hall to work out a strategy to start those negotiations. Ms. Powers expressed her gratitude to the voters who are supporting these efforts.

Mr. Landry then requested and received a Letter of Intent by which the Commission will notify the New Hampshire Council on the Arts of its intent to apply for a grant to restore the stained glass windows in the Nichols Building on Main Street. He noted that award of the grant may be affected by the fact that the Nichols Building is not 100% ADA compliant.

Finally, Mr. Landry requested the Board's acceptance of a \$15,000.00 grant provided by the Certified Local Government program of the NH Division of Historical Resources for the purpose of developing an Historical Resources chapter for the town's Master Plan.

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick, it was voted to enter into a contract with the State of New Hampshire, acting by and through the Department of Cultural Resources, providing for performance by the Town of Kingston of certain services as documented within the grant application. Further, the Chairman of the Board of Selectmen, Mark A. Heitz, is authorized and directed to enter into said grant agreement with the State of New Hampshire. Further, the Board of Selectmen is to take any and all such action as may be deemed necessary, desirable or appropriate in order to execute, seal, acknowledge and deliver any and all documents, agreements and other instruments on behalf of the town in order to accomplish the same. The grant agreement will involve a \$15,000.00 award from the Division of Historical Resources, which is hereby accepted, to be matched by in kind contributions by the town of \$11,000.00. The project will provide an Historic Resources chapter to the Kingston Master Plan.

Administrative Items

Selectman Broderick noted that the first meeting of the 325th Anniversary Celebration Committee will be held on April 8th beginning at 10:00 am in the Town Hall. Organizers are hoping to have the support and participation of all of Kingston's residents and all are invited to this initial meeting.

Selectman Broderick advised that a recount of a School Board member vote from the March 14th election is scheduled to be held at the Town Hall on Friday, March 24th beginning at 8:30 am.

An Intent to Cut form was presented to the Board by William Bartlett, III and was signed. The Intent is for a property on Rockrimmon Road.

Selectman Korn advised that the Board has been asked to provide the local scouting program with possible community service projects that could be undertaken by youngsters seeking their Eagle Scout rank. The request will be passed on to the Conservation Commission and Highway Department.

The Board signed two appointments for alternate members of the Conservation Commission.

An application for a Veterans Credit was approved.

Selectman Korn noted that the Department of Transportation will be speaking with the Board at their April 3rd meeting, in order to review plans for paving of Routes 125 and 111, and for intersection changes to be undertaken at the Scotland Road intersection with Route 125.

Review of Previous Meeting Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick, it was voted to accept the minutes of the March 13, 2017 meeting as printed.

Adjournment

There being no further business before the Board the meeting adjourned at 7:42 pm.

Respectfully submitted,

Catherine Grant
Administrative Assistant