

# Envision Kingston II

Plan NH Charrette

June 3-4, 2016

Kingston New Hampshire

# The Plan NH Team

- Robin Leblanc
- Michelle McDonald
- Joe Johnson
- Jen Martel
- Nadine Miller
- Bev Mason
- Cheryl Killam
- Bob White
- Ross Moldoff
- Rob Dapice
- Bryan Murphy

# Today's Agenda

- What we heard from you (Joe)
- Communication, Marketing (Ross)
- The Plains (Jen and Bob)
- Other Assets in the Village (Bev and Rob)
- The Seminary Property (Brian and Nadine)
- Questions

# KINGSTON COMMUNITY VALUES

*(As observed by Charrette Team from Community/Stakeholder Sessions)*

***Feeling of Safety***

***History (historic buildings)***

*Open Space (plains)*

*Water (& Natural Resources)*

*Conservation*

***Communication***

***Social connection***

**Inclusiveness**

*School*

*Cooperation*

**Volunteers/Volunteerism**

# Community-Wide Observations

- Lack of identity and branding
- Looking for a sense of community
- Need to identify community assets and how to make them sustainable/long-term
- Focus of families, encouraging and helping young families
- Lack of communication
- Housing stock mismatch (limited for young, expensive for old); maybe don't reflect community needs
- Want to use historic value to its maximum
- Lack of welcoming and communication of historic resources & activities (now welcome signage)
- Need for job opportunities

# Community-Wide Observations

- Want Kingston to be a destination
- Lack of place-based activities (for all ages)
- Seminary (lack of consensus on *value* of seminary building)
- Lack of connectivity btw natural recreation areas (lack of knowledge of assets)
- Lack of leadership, from community development leader/ a coordination and communication person
- Variety of individual, small decisions that have resulted in a larger impact that doesn't necessarily reflect community, collective vision

# Marketing & Communications

*What DO YOU want to Market?*

- *The Kingston Story*
- *Your New England Village Charm*
- *Historic Buildings/The Plains*
- *The Parks, Lakes, Trails*
- *A Unique “Sense of Place”*

**This is foundation of your BRAND**

# Marketing Goals (Broad)

## Bring in Visitors

- Day trippers to parks
  - Heritage Tourism
    - “Real New England”
  - Wedding Venue
    - Beautiful setting
    - Church on the Plains
  - J.B. House & Grounds
- Associated Needs**
- Lodging
  - Things to do
    - Kayak
    - Biking
    - Places to Walk
  - Places to Eat
    - Coffee/Bakery
    - Pub
    - Meals

# Marketing Goals (Broad)

## **Keep/Attract Young People**

### Associated Needs

- Decent, affordable places to live
- Things to do
- Places to hang w/ friends
- Outdoor activities (*already have*)

# Recommendations

**1) Get Marketing/Communications & Event Coordinator**

**2) Town Website Needs Links to/from:**

- Events site
- Walking tour map, video
- Carriage Towne News

# Recommendations

## **3) Review Zoning Regulations**

- Possibly seek assistance from RPC

*Is the zoning supportive of what you might want to do?*

## **4) Surveys to Discover what All want/need**

- online
- paper
- focus groups

# Recommendations

## 5) Signage and Wayfinding

- EX: “Welcome to/Entering Historic Kingston”
- “Entering/Welcome to Kingston Historic District”
- Prominent Historic Markers
- Clearly Announce State Park
- Promote & Indicate location of trail, beaches, boating
- Trail Map- online, paper, kiosk?
- Public Restroom at Fire Department

# Other Assets & Buildings

# JOSIAH BARTLETT HOUSE & MONUMENT (1)

- Uniquely important to the town, state, and country
- Must be preserved in its current form (tree, façade, and grounds)
- Public ownership is not likely to be feasible
  - State funds are not available to acquire new historic sites
  - Operations and Maintenance costs would be a drain on town resources that would not be recouped
    - House museums struggle even in larger metro areas

# JOSIAH BARTLETT HOUSE & MONUMENT (2)

- Future uses to consider:
  - Compatible commercial uses: Restaurant, Brewery
  - Bed & Breakfast



# JOSIAH BARTLETT HOUSE & MONUMENT (3)

- Strategies for attracting private investment:
  - RSA 79-e Temp. property tax relief
    - Adopted by Exeter, Concord, & Newmarket
  - Determine whether current zoning allows suggested uses without variance
    - If so, work with current owner & realtor to market property as such



# JOSIAH BARTLETT HOUSE & MONUMENT (4)

- The Public alternative:
  - State funding unlikely
  - Federal (NPS) worth exploring
  - Process would take time; another use may be needed to preserve the property.



Hartwell Tavern, Minuteman  
National Historical Park.  
Lexington MA

# FIRE STATION

- We don't want any more missing teeth in the village!



- This crucial community resource must maintain its current location

- Challenges of the existing building are real: life safety, accessibility
- Consider moving either Rescue Squad or Fire Dept to nearby location
- Address building deficiencies with renovation for the dept that stays

# NICHOLS MEMORIAL LIBRARY, KINGSTON MUSEUM, & TRAMP HOUSE

- Lots of volunteer activity
- Evolving use as a historical library and museum is great
- Continue to work towards expanded public access



- Community activities coordinated with activities on the Plains: art show, oral history presentations
- Keep up the great work!

# GRACE DALEY BARN & COBBLER SHOP

- Proposed use by local nonprofit is commendable and will strengthen community
- Have a backup plan; small scale residential redevelopment is HARD



# Church on the Plains

- Continue to build on current use as a gathering space
  - Weddings
  - Community theater
- Adding public restrooms would provide a community asset & increase range of activities that the church could host



- Consider hosting senior activities

# GENERAL STORE

- Increased activity in the village will support the return of a general store
  - Finding a use for the Seminary
  - Residential and business uses
- You can't necessarily decide what kind of development will occur but community based models exist
  - Crowdfunding
  - Co-ops



# Overarching Themes

- Volunteers are doing a ton of work in Kingston
- Their efforts are spread very thin
- Finding viable and sustainable uses for some of Kingston's gems could take some of the pressure off of the volunteer.



# Financial Considerations: Seminary Building

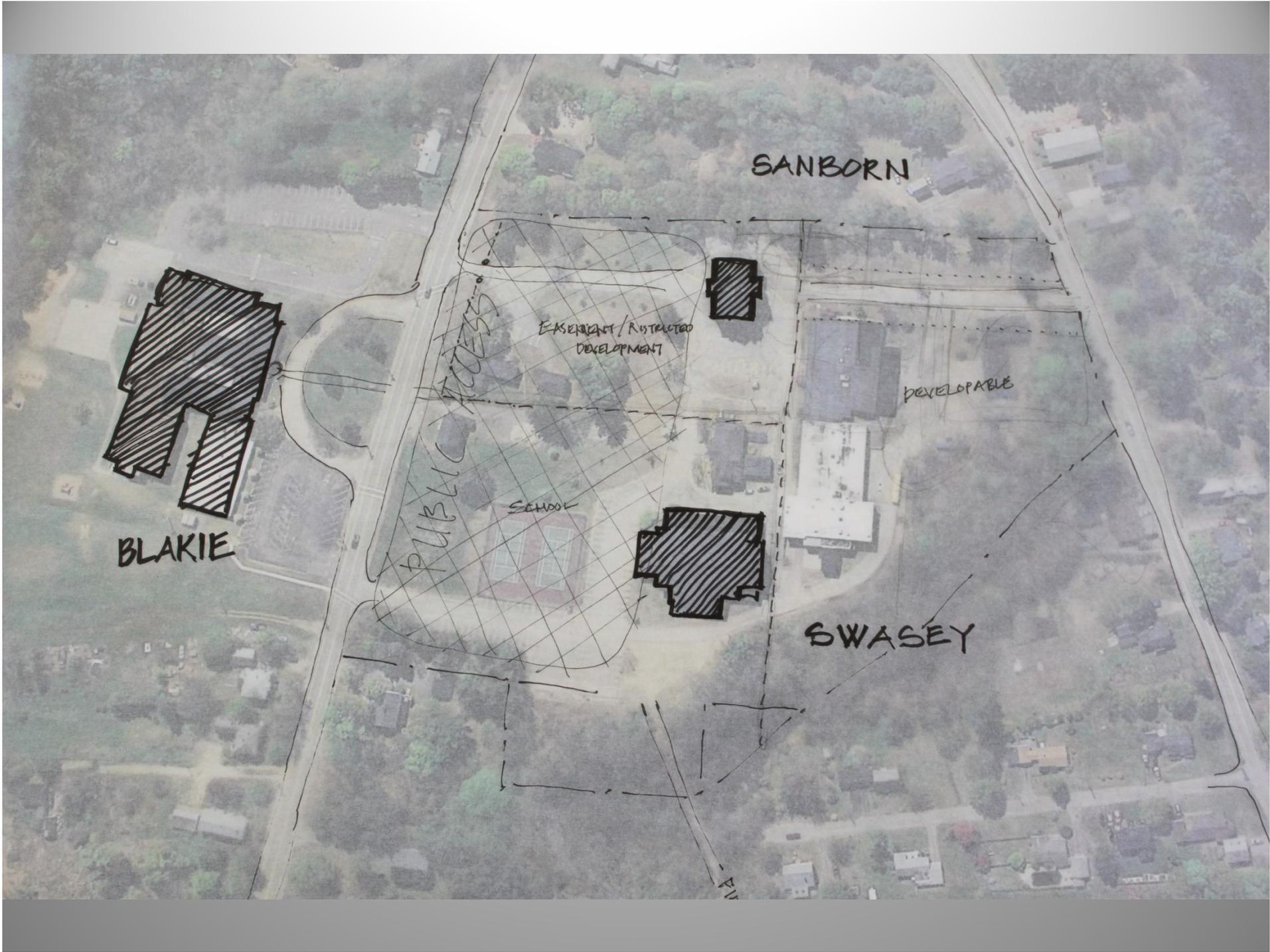
## Benefit if Town-Owned

- Assistance for Remediation (If secondary school is removed )
- LCHIP funds for acquisition & rehabilitation of Sanborn Seminary Building
- Moose Plate Grants
- Certified Local Government Grants

## Benefit Privately Developed

- Historic Preservation Tax Incentive Program
- Housing tax credits through NH Housing
- 79E- Tax abatement





# Questions for the Plan NH Team?



# Thank you Kingston!

