

MINUTES OF TOWN MEETING

MARCH 14, 2006

The Annual Town Meeting was called to order at 8:00 AM at the Town Hall by the Moderator, Electra L. Alessio, for the voting by secret ballot for the election of Town Officers, 17 regular Town Articles and 10 Zoning Articles, as well as the voting for the election of officers for Sanborn Regional School District and the voting of 7 regular articles for the School District.

The Town Clerk, Bettie C. Ouellette, broke the seals of the boxes of ballots and the Moderator inspected the ballot boxes. Three Accu-Vote machines were used for this election.

The ballot clerks were Donna Grier, Jean Spinella, Marilyn Bartlett, Herbert Noyes, Holly Ouellette, Gloria Parsons and Joanne Lambert. The Police Officer was Donald W. Briggs, Jr. The results were announced by the Moderator at 9:30 PM. The ballots were sealed and locked in the vault at 10:00 PM.

The total count was 1533 including 82 absentee ballots. Seventy new voters were registered at the polls, bringing the total voters on the checklist to 3812. Total of all ballots was 16,800, including absentees. The percentage voting was 40%.

The following results were obtained:

Moderator for Two Years

Electra L. Alessio	1279*
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Selectman for Three Years

Peter V. Broderick	894*
Richard G. Wilson	523

Town Clerk – Tax Collector for Three Years

Melissa J. Fowler	505
Bettie C. Ouellette	1020*

Supervisors of the Checklist for Six Years

Eddie C. Thurnquist	1208*
Road Agent for Three Years	
Richard D. St. Hilaire	1265*
Trustee of Trust Funds for Three Years	
Edmund J. Caillouette	1195*
Police Officer for Three Years	
James M. Champion	1244*
Joel T. Johnson	1208*
Constable for Three Years	
Peter P. Basler	1208*
Two Library Trustees for Three Years	
Wilhelmina Bradley	708*
John L. Chasse	603
Bonnie Taylor	766*
Fire Ward for Three Years	
Steven Turner	1129*
Two Planning Board Members for Three Years	
Marilyn B. Bartlett	1097*
Lawrence M. Douglas III	977*
Four Budget Committee Members for Three Years	
John L. Chasse	942*
Jennifer Gillespie	953*
Kimberly Johnson	963*
Two Budget Committee Members for Two Years	
Gary T. Finerty	1043*

One Budget Committee Member for One Year

Ronald A. Conant

(Write-In's) 10 \*

**ARTICLE 2:** The voters adopted Amendment number 2 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Add the following language to Article XXIII, Innovative Zoning Ordinance (IZO) paragraph 23.20.5:

All wetland in the project plus a minimum of 1/3 or 33% of the total project upland area shall be set aside for open space of which forty percent (40%) shall be contiguous.

Insert after "ways(:)." the following to become the last sentence of the paragraph: The Planning Board reserves the right to approve, from the options below, the holder of open space rights.

*Topical Note: The first section of this amendment clarifies that a percentage of wetland areas need to be contiguous and the second section allows the Planning Board a greater role in determining how open space will be handled in each development*

Yes 913\* No 476.

**ARTICLE 3:** The voters adopted Amendment number 3 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

In Commercial Zone C-I and C-II add the following to permitted uses:

Professional office and business parks and business center development.

Yes 1002\* No 394

**ARTICLE 4:** The voters adopted Amendment number 4 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the innovative zoning ordinance by adding the following language to become a new paragraph B in section 23.20.2, Building Density:

In those zones that permit multi-family housing, the residential unit calculation result may be converted to a bedroom count by multiplying the unit total by a factor of 4 (e.g., 15 units yield a bedroom count of 60). The total bedrooms may

then be configured by the applicant into dwelling units of 1-4 bedrooms, with no more than 6 units per structure.

Twenty-five percent (25%) of such units shall not exceed 1200 sq ft. of heated living space (this excludes basements, breezeways, garages and porches). All unit deeds shall contain covenants that prohibit expansion of the heated living space. The remaining units are not restricted in maximum size.

And to repeal section 23.20.7 regarding the single bedroom apartment requirement in the present ordinance.

**Topical Note:**

*This amendment allows greater development flexibility for those individuals utilizing the Innovative Zoning Ordinance. It also deletes the existing requirement for a quadplex of single bedroom units.*

Yes 784\* No 576

**ARTICLE 5:** The voters adopted Amendment number 5 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the town's home occupation ordinance at section 7.90.3.h by replacing "two (2) tons gross weight with "twelve thousand (12,000) lbs Gross Vehicle Weight Rating".

**Topical Note:**

*This amendment is made to allow vehicles commonly used in home occupations to be located on the residential property.*

Yes 799\* No 585

**ARTICLE 6:** The voters adopted Amendment number 6 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend Article VI, section 6.10.2 by adding a second paragraph to read as follows:

Before an occupancy permit shall be issued, certification will be provided by the Building Inspector that the site is in compliance.

Yes 1065\* No 337

**ARTICLE 7:** The voters adopted Amendment number 7 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Innovative Zoning Ordinance by adding a second paragraph under 23.10, Procedures, to include the following language:

For all residential subdivisions or residential site plans of 20 acres or more the Planning Board shall have the option to require any conventional subdivision applicant to also present an innovative zoning plan. The Board shall retain the discretion to require such application to be developed as an innovative zoning application.

*Topical Note:*

*This amendment requires developers of any proposal of twenty acres or greater to submit a conventional subdivision plan as well as an innovative zoning plan. In this way, the Town should benefit by the better proposal being developed.*

Yes 999\*      No 348

**ARTICLE 8:** The voters adopted Amendment number 8 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend Article IV, Section 4.50, Housing for Elderly District by adding new criteria to become section 4.50.4 as follows:

**Elderly Housing**

**A. Authority**

In accordance with RSA 674:21(c), (f), (h) and (k), this ordinance is adopted to permit the establishment and construction of affordable and market rate elderly housing in Kingston. Consistent with the provisions of RSA 674:21, the ordinance provides for a use incentive that permits increased densities and development flexibility.

**B. Purpose**

This ordinance seeks to address the housing needs of the elderly, and to encourage the development of such housing to meet the needs of persons who have lived in Kingston and who would like to continue to reside in Town, but who are no longer able or interested in residing in and maintaining a conventional residence. The ordinance also seeks to address the economic needs of those elderly who are unable to afford market rate housing in their retirement years. This ordinance is divided into two parts: Affordable Elderly Housing, which aims to provide housing for persons over the age of 55 who meet certain state and federal maximum income criteria and which generally appeals to retirees on a limited or fixed retirement income, and Market Rate Elderly Housing, which is housing restricted to occupancy by persons over the age of 55, but which has no income eligibility criteria. This ordinance encourages the development of elderly housing by permitting such housing to be developed at a unit density and with a certain amount of planning flexibility that is greater than that permitted for conventional single family housing development. The Townspeople recognize that one aspect of elderly housing development is that the housing built will continue to be put to this use in perpetuity,

consistent with restrictive covenants allowed by state and federal law that permit occupation to be limited exclusively to persons over age of 55. The effect of such age restricted occupation is that this housing will add no school aged children to the Town's school enrollment, yet such housing will be assessed for purposes of property taxation at the fair market value of such housing, thereby paying the full municipal, school, county and state property tax rates. The net effect of such assessment and taxation is to create a significantly positive tax impact when measured against the demand for school and municipal services that elderly housing creates.

### **C. Definitions**

- 1) "Affordable Elderly Housing" is housing where one hundred percent (100%) of the Units approved and constructed shall meet the guidelines of applicable state and federal affordable housing income eligibility criteria. Affordable Elderly Housing shall be designed and constructed in accordance with the State of New Hampshire Architectural Barrier Free Design Code, as amended. It shall be operated by or funded by a federal, state or non-profit program that provides below market rate housing as part of its purpose.
- 2) "Bedroom" shall mean a room (other than a bathroom), with an interior door and closet.
- 3) "Market Rate Elderly Housing" shall mean housing that is permitted and constructed without regard to market subsidies, or state or federal income eligibility considerations.
- 4) "Unit" shall mean a single residential dwelling, with no more than two (2) bedrooms.

### **I. AFFORDABLE ELDERLY HOUSING:**

A) **Location:** this use is permitted by a special use permit granted by the Planning Board as an overlay use in the portion of the R-34 zoning district that is SW of Route 125 and the R-33 zoning district.

B) **General Standards:**

All Affordable Elderly Housing developments shall conform to the following standards:

- 1) **Dimensional and Density Requirements:**

- a) Maximum density: six (6) Units per acre of gross tract area excluding all wetlands as defined by this ordinance.
- b) Minimum acreage: ten (10) acres.
- c) Maximum building height: thirty five (35') feet, measured at the top of the roofline.
- d) Maximum building floors/stories: two (2)
- e) Minimum Lot Frontage: at least sixty (60') feet on a public road.
- f) Minimum Lot Setbacks: Setback requirements for exterior boundaries must be met, however, the dwelling units may be clustered within the gross tract area.
- g) All dwelling units shall have a minimum floor area of 600 square feet and the master bedroom shall be on the primary floor.

2) **Other Standards:**

- a) Units shall be specifically designed to provide housing for elderly residents, and shall contain the usual amenities and living aids found in housing designed for use by the elderly. The applicant shall demonstrate that each Unit shall be designed to meet the needs and accessibility requirements of the elderly as reflected in HUD's Fair Housing Accessibility Guidelines. Units shall have a maximum of two bedrooms. Buildings shall be separated by a minimum space of thirty-five (35') feet. No individual Unit shall exceed 1,500 square feet of living space.
- b) Parking facilities shall comply with existing site plan review regulations, unless the Planning Board authorizes waivers following submission of information showing a decreased need for on-site parking. The Planning Board may require land to be set aside for future expansion of parking facilities and may require a performance security be posted by the applicant to ensure its construction in

the event actual parking demand exceeds the amount required to be constructed after a waiver has been granted.

- c) Units may be owner-occupied or rented. However, all permanent resident/ occupants of all Affordable Elderly Housing Units shall be at least 55 years of age. "Occupant" shall mean any person who stays overnight in a Unit for more than twenty-one (21) days in any sixty (60) day period or for more than thirty (30) days in any 12-month period. The over 55 age restriction shall not apply to persons who stay overnight to provide nursing or physical assistance care to a unit resident, or to related family members who are over the age of twenty-one (21) and who have a physical or mental disability as determined by applicable law.
- d) The design and site layout of all such Affordable Elderly Housing developments shall compliment and harmonize with the rural character of the Town of Kingston, shall maximize the privacy of dwelling Units and preserve the natural character of the land.
- e) All such Affordable Elderly Housing development shall make provision for pedestrian access within the development and, to the extent possible, to off-site community facilities.
- f) All such Affordable Elderly Housing developments shall be landscaped to enhance their compatibility with surrounding areas, with emphasis given to the utilization of natural features wherever possible.
- g) The perimeter of all such Affordable Elderly Housing developments shall be treated with a landscaped buffer zone of a minimum of twenty-five feet (25') which may consist in whole or in part of existing natural growth.
- h) Existing trees and vegetation must be incorporated into the landscaped buffer and landscape design. Fencing alone shall not be considered an acceptable method of screening, but fencing may be an element of design.

- i) The Planning Board may require that all roads within the development shall be privately owned and built according to Town standards.
- j) The Planning Board retains the right to approve the specific road construction and width and structure layouts for the purpose of the health, safety, and welfare of the town as well as for efficiency and aesthetic variety and quality of design.
- k) Conversion of Affordable Elderly Housing to other uses shall not occur unless the proposed use complies with all then applicable zoning and site plan regulations, even if such conversion requires the demolition of excess Units.
- l) The Planning Board shall maintain and exercise the authority to approve or disapprove all proposed Affordable Elderly Housing developments. The Planning Board shall act reasonably in exercising such discretionary authority but shall take into consideration such factors, for example, as: the health, safety and general welfare of the citizens of Kingston; the aesthetic impact on immediately surrounding areas; whether the design is adequate to meet the unique needs of elderly residents; and whether the proposed development complies with the requirements of Kingston's Subdivision and Site Plan Regulations, which provisions the Board may waive or relax in its discretion to encourage the development of this type of housing.
- m) The Applicant/Owner shall incorporate a written enforcement mechanism satisfactory to the Planning board and its legal counsel whereby on an annual basis, a written age based census of the existing Occupants shall be provided to the Planning Board. Upon any Unit change in ownership or tenancy, the age of any new occupants shall be given to the Planning Board within thirty (30) days of tenancy/ownership change. The applicant shall also provide an enforcement mechanism acceptable to the Planning Board and its legal counsel that the affordable housing units shall remain affordable for a period of no less than thirty (30) years.

- n) Affordable Elderly Housing shall be exempt from Growth Control Regulations and School Impact Fees.
- o) The provisions of the Affordable Elderly Housing shall super-  
sede any other inconsistent or conflicting dimensional or density provisions of the Kingston Zoning Ordinance.

## **II. Market Rate Elderly Housing**

**A. Location:** this use is permitted by a special use permit issued by the Planning Board as an overlay use in the R-33 zoning district.

### **B. General Standards:**

All Market Rate Elderly Housing shall conform to the following standards:

- 1) **Dimensional and Density Requirements:**
  - a) Density: six (6) Units per acre.
  - b) Minimum acreage: twenty (20) acres.
  - c) Maximum Building height: thirty-five (35') feet. measured at the top of the roofline;
  - d) Maximum building floors/stories: two (2)(excluding basement). A master bedroom shall be located on the first floor.
  - e) Minimum Lot frontage: sixty (60') feet on a public road.
  - f) Minimum Lot Setbacks: Setback requirements for exterior boundaries must be met, however, the dwelling units may be clustered within the gross tract area.
  - g) All dwelling Units shall have a minimum floor area of 600 square feet.

**2. Other Standards:**

- a) Units shall be specifically designed to provide housing for elderly residents. Units shall have a maximum of two bedrooms, may not exceed thirty-five feet in height, and may be either one or two stories. Buildings shall be separated by a minimum space of forty (40) feet, with an additional ten (10) feet of building separation for each additional Unit in a building. There shall be a maximum of four (4) Units per building. No individual unit shall exceed 2,400 square feet of living space.
- b) Adequate on site space shall be provided for off-street parking for two vehicles per Unit.
- c) Except as noted in the proviso contained in this subparagraph, all such market rate elderly housing developments shall comply in all respects with the Town of Kingston's Site Plan Review Regulations and/or Subdivision Regulations, though the Planning board may grant waivers from such regulations; provided, however, that any Growth Control regulations and School Impact Fees shall not apply to any Market Rate Elderly Housing developments.
- d) Units may be owner-occupied or rented. However, all occupants of all elderly housing Units shall be at least 55 years of age. "Occupant" shall mean any person who stays overnight in a Unit for more than twenty-one (21) days in any sixty (60) day period or for more than thirty (30) days in any 12-month period. This over 55 age restriction shall not apply to persons who stay overnight to provide nursing or physical assistance to a unit resident, or to related family members who are over the age of twenty-one (21) and who have a physical or mental disability as determined by applicable law.
- e) The design and site layout of all such Market Rate Elderly Housing developments shall compliment and harmonize with the rural character of the Town of Kingston, shall maximize the privacy of dwelling units and preserve the natural character of the land.

- f) All such Market Rate Elderly Housing development shall make provision for pedestrian access within the development and, to the extent possible, to off-site community facilities.
  - g) All such Market Rate Elderly Housing developments shall be landscaped to enhance their compatibility with surrounding areas, with emphasis given to the utilization of natural features wherever possible.
  - h) The perimeter of all such Market Rate Elderly Housing developments shall be treated with a landscaped buffer zone of a minimum of twenty-five feet (25') which may consist in whole or in part of existing natural growth.
  - i) The Planning board may require that all roads within the development shall be privately owned and built according to Town standards.
  - j) The Planning Board retains the right to approve the specific road construction and road width and structure layouts for the purpose of the health, safety, and welfare of the Town as well as for efficiency and aesthetic variety and quality of design. The applicant shall demonstrate that each unit shall be designed to meet the needs and accessibility requirements of the elderly as reflected in HUD's Fair Housing Accessibility Guidelines.
  - k) The provisions of this elderly ordinance shall supersede any other inconsistent or conflicting dimensional or density provisions of the Kingston Zoning Ordinance.
- 3) **Common Land/Open Space:** In every Market Rate Elderly Housing development, common land/open space shall be set aside and covenanted to be maintained permanently as open space. The required amount of open space for all Elderly Housing developments shall be calculated as follows:
- a) All wetland in the project plus a minimum of 1/3 or 33% of the total project upland area shall be set

aside for open space, of which forty percent (40%) shall be contiguous.

In calculating common/open space area, the following shall not be included: public right-of-way, soils with slopes over 25%, and parking lots. For developments with interior lot lines, the areas inside the lot lines shall not be included in the open space calculations.

- 4) **Use of Common Land:** Such common land/open space shall be restricted to recreational uses such as park lands, swimming pool, tennis courts, golf course, walking trails or conservation. While the property setbacks are considered part of the common land/open space, none of the above uses, other than walking trails, shall be allowed within these areas, nor any other uses that would disturb the natural vegetation within these areas. These restrictions of the use of the common land/open space (including the landscaped buffered area), shall be stated in the covenants running with the land.
  - a) Access to Open Space/Common Land. Such common land shall have suitable access to a road or walking trail within the development.
  - b) This common open space shall be permanently restricted for recreation, open space or conservation uses. It shall not be re-subdivided but may contain accessory or utility structures and improvements necessary for the development or for educational or recreational use. The Planning Board reserves the right to approve, from the options below, the holder of open space rights. The open space or common land, or any portion of it shall be held, managed and maintained by the developer until it is owned, in one or more of the following ways:
    - 1) By a Homeowners, or Condominium Association, set up by the developer and made a part of the deed or agreement for each lot or dwelling unit;

- 2) By a Conservation Trust or private nonprofit organization, such as the Society for the Protection of New Hampshire forest or Audubon Society, which will ensure that the common land will be held in perpetuity as open space;
  - 3) A public body which shall maintain the land as open space for the benefit of the general public – for example, the Town.
  - 4) All agreements, deed restrictions, organizational provisions for a Homeowners' Association and any other method of management of the common land shall be established prior to Planning Board approval.
  - 5) Common open space areas shall have adequate access to allow for recreational use of those areas.
- 5) **Legal Documents:** It shall be the responsibility of the developer/builder of each such elderly housing development to establish a Home Owner's Association and to prepare and adopt appropriate Articles and By-Laws which are to be submitted in advance to the Planning Board and Town Counsel for their review and approval. In preparing the Articles and By-Laws, particular consideration shall be given to accommodating the unique needs of the elderly citizens. The creation of the Home Owner's Association and the Articles and By-Laws shall be at the sole expense of the developer/builder and the costs of the review by the Planning Board and Town Counsel shall also be borne by the developer/builder. Any association formed for the purpose of elderly housing must have stipulated in their By-Laws and Declaration of Covenants, that the Association will, at all times, be in compliance with current Kingston's ordinances governing Market Rate Elderly Housing.
- 6) **The Planning Board shall maintain and exercise the authority to approve or disapprove all proposed Market Rate Elderly Housing developments.** The Planning Board shall act reasonably in exercising its discretionary

authority to issue a conditional use permit and shall take into consideration such factors, for example, as: the health, safety and general welfare of the citizens of Kingston; the aesthetic impact on immediately surrounding areas; whether the design is adequate to meet the unique needs of elderly residents; and whether the proposed development complies with the requirements of the applicable requirements of Kingston's Zoning Ordinance and Subdivision and Site Plan Regulations.

*Topical Note:*

*This amendment expands the opportunity for elderly housing developments in Town.*

*It also provides standards for the development of both affordable and market rate elderly housing developments..*

Yes 1006\*    No 383

**ARTICLE 9:** The voters adopted Amendment Number 9, as proposed by citizen's petition for the existing Town Zoning, Building, and Land Use Ordinances as follows:

(a) Amend Rural Residential Section 4.30.5.3 to read:

"Commercial building area (footprint) shall not exceed 2,500 square feet except by special exception. This regulation does not apply to land exempted under 4.30.5.9.

(b) Add a new section 4.30.5.10 to read:

"Special Exceptions shall meet the following standards:

- (a) No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking area, access ways, odor, smoke, gas, dust or other pollutant, noise, glare, heat, vibration or unsightly outdoor storage of equipment, vehicles or other materials.
- (b) No creation of traffic safety hazard or substantial increase in the level of traffic congestion in the vicinity.
- (c) No excess demand on municipal services including, but not limited to: water, sewer, waste disposal, police, fire protection and schools.
- (d) No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

- (e) Notification of the hearing will be provided to the Planning Board, Conservation Commission and Board of Selectmen.

If the Special Exception is granted, formal site plan review by the Planning Board is required.”

**RECOMMENDED BY THE PLANNING BOARD**

Yes 785\* No 589

**ARTICLE 10:** The voters did not adopt Amendment Number 10, as proposed by citizen’s petition for the existing Town Zoning, Building, and Land Use Ordinances as follows:

- (a) Amend the Permitted Uses Section of Commercial Zone III (Route 125 to add:

“20. Mixed Use: A golf course use combined with residential use. Mixed use is only permitted by Special Exception.”

- (b) Amend the Prohibited Uses Section to add:

“Residential construction is permitted only as provided in “pre-existing use” or upon satisfaction of the Special Exception Standards (a-e).”

**NOT RECOMMENDED BY THE PLANNING BOARD**

Yes 527 No 825\*

**ARTICLE 11:** The Town did vote to raise and appropriate as an operating budget , not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$4,081,523. Should this Article have been defeated, the default budget would have been \$3,832,886 which is the same as last year, with certain adjustments required by previous action of the Town or by law or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

**RECOMMENDED BY BOARD OF SELECTMEN**

**RECOMMENDED BY BUDGET COMMITTEE**

Yes 895\* No 543

**ARTICLE 12:** The Town did vote to authorize the Tax Collector to allow a 1 ½% deduction from Town Property Tax when payment is made within 30 days of billing.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1402\* No 79

**ARTICLE 13:** The Town did vote to create a revolving fund pursuant to RSA 31:95-h, for the purpose of public safety special details. All revenues received for public safety special details will be deposited into the fund and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund unreserved fund balance. The town treasurer shall have custody of all moneys in the fund, and shall pay out the same only upon order of the Board of Selectmen and no further approval is required by the legislative body to expend. Such funds may be expended only for the purpose for which the fund was created. (The source of this revenue shall be the clients of the town and this article shall not impact the tax rate.)

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1080\* No 353

**ARTICLE 14:** The Town did vote to raise and appropriate \$75,000 to be placed in the expendable trust fund to repair, maintain and improve Town buildings.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1016\* No 421

**ARTICLE 15:** The Town did vote to raise and appropriate \$60,000 to be placed in a previously approved Capital Reserve Fund for the future replacement of Highway Equipment.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 931\* No 469

**ARTICLE 16:** The Town did not authorize the Board of Selectmen, pursuant to RSA Chapter 38, to establish a municipal water utility, to accept future dedications of water utility infrastructure and to acquire those portions of existing water utility infrastructure, plant and property which the Selectmen judge to be suitable for establishing a municipal water utility, with the further understanding that any agreement to accept or acquire such plant or infrastructure shall either be paid for from monies appropriated for general government purposes, or alternately, in the Selectmen's discretion, any agreement to acquire or a determination of acquisition price shall be presented to a future Kingston Town Meeting for approval and ratification prior to final acquisition of water utility

property. (This Article passed in 2004 by a majority vote but requires a two thirds (2/3) majority vote.) The intent of this Article is to help protect the Town's water resources.

Yes 903      No 520\*

**ARTICLE 17:** The Town did vote to authorize the Board of Selectmen to swap and convey the Town owned property located on Tax Map R-2, Lot 6 and 9 (approximately 12 acres of land locked property) to Henry Torromeo in exchange for a portion of Lots 3, 4 and 8 which consist of approximately 10.2 acres owned by Henry Torromeo and 12.9 acres owned by Stephen Brox. (This will provide a Training Area for the Police Department at no cost to the Town.)

Yes 1123\*      No 295

**ARTICLE 18:** The Town did not vote to raise and appropriate the sum of Thirty Thousand Dollars (\$30,000) to be used to provide Dental Insurance coverage for full time employees of the Town of Kingston. The Town would have paid 100% of the cost of the insurance for the employee and 75% of the cost for their family with the employee paying 25% of the cost for their family. Presently there is no Dental Insurance coverage provided by the Town.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 691      No 768\*

**ARTICLE 19:** The Town did vote to raise and appropriate the sum of \$163,000 towards the purchase of approximately 25 acres of land located on the southerly side of New Boston Road and shown on town tax maps as Lot R15-15. This land abuts other conservation land in the area. This purchase will help to stabilize the tax base, expand a large tract of conservation land and ensure that an area prime for development of additional multi-house subdivisions does not have a significant impact on taxes for town services such as education, fire and police. This purchase will be in partnership with The Nature Conservancy, a non-profit conservation organization which will hold a conservation easement on the acres purchased. This article is subject to The Nature Conservancy raising an additional \$163,000 toward the purchase price.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 934\*      No 474

**ARTICLE 20:** The Town did vote to raise and appropriate the sum of fifty thousand dollars (\$50,000) to be added to the existing Nichols Memorial Library Capital Reserve Fund for Future Library Expansion and name the Nichols Memorial Library Board of Trustees and the Kingston Board of Selectmen as agents to expend.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 753\* No 676

**ARTICLE 21:** The Town did vote to raise and appropriate the sum of \$140,000 for the purpose of purchasing an ambulance and authorize the withdrawal of \$3,142 from the Ambulance Capital Reserve Fund and \$136,858 from the Ambulance Replacement Fund. This article has no tax impact.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1067\* No 364

**ARTICLE 22:** The Town did vote to raise and appropriate the sum of \$80,000 to be added to the Fire Apparatus Replacement Capital Reserve Fund.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 847\* No 581

**ARTICLE 23:** The Town did vote to raise and appropriate the sum of \$85,000 to be added to the Fire Department's Building Replacement, Upgrade and Refurbishment Capital Reserve Fund.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 740\* No 674

**ARTICLE 24:** The Town did vote to raise and appropriate the sum of \$2,500 to support the health services offered by SeaCare Health Services to the uninsured, working families who are residents of the town.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1097\* No 328

**ARTICLE 25:** The Town did vote to raise and appropriate the sum of \$1,000 for The Child Advocacy Center of Rockingham County to assist the Kingston Police Department in the coordination and investigation of child abuse cases.

RECOMMENDED BY BOARD OF SELECTMEN

RECOMMENDED BY BUDGET COMMITTEE

Yes 1223\* No 201

**ARTICLE 26:** The Town did vote to raise and appropriate the sum of \$600 to support the services of A SAFE PLACE. The Task Force on Family Violence, DBA A SAFE PLACE, is a 501-C (3) Non-Profit Agency whose mission is to break the cycle of domestic abuse by providing crisis intervention, support services, education and advocacy to survivors, their families and the community

A SAFE PLACE has served the communities in Rockingham and Strafford counties for 28 years and relies on the generosity of each town to contribute in support of their efforts.

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 1234\* No 198

**ARTICLE 27:** The Town did vote to raise and appropriate the sum of \$5,000 for Steppingstone Music Opportunities, Inc.,d/b/a **The Sad Café** to help sustain current and future researched based prevention programs serving the needs of local children, youth and families in the Sanborn and Timberlane Regional School Districts. In addition to Kingston, the towns of Plaistow, Newton, Hampstead, Atkinson, Sandown and Danville are requested to raise and appropriate equal amounts. Town support of this warrant article last year alone directly resulted in substantial grant awards of over \$106,000 exclusively benefiting the two school district communities with prevention and treatment programs for youth and their families.

(Intent: Multiple community/town collaborative support for social service programs addressing regional concerns is a key component in receiving county, state, federal and foundation funding.)

RECOMMENDED BY BOARD OF SELECTMEN  
RECOMMENDED BY BUDGET COMMITTEE

Yes 986\* No 435

**ARTICLE 28: Amended as follows:** The Town did authorize the Board of Selectmen to sell and convey the Town owned property located on Lot 96, Tax Map U-4, to Matthew and Margaret Costello for the sum of at least \$1,000.00. This lot is unbuildable and will be added to the Costello property for the purpose of adding to the undersized lot.

Footnote: If this is approved, the parcel of land will go back on the tax roll which will add to the tax revenue each year.

Yes 1091\* No 311

SCHOOL DISTRICT ELECTION  
KINGSTON, NEW HAMPSHIRE  
MARCH 14, 2006

The School results were certified and given to the School District Clerk, Melissa Fowler. The detailed results will be printed in the Annual School District Report. Total School votes were as follows:

SCHOOL BOARD MEMBER FOR THREE YEARS  
JENNIFER FULLER 1067\*

MODERATOR FOR ONE YEAR  
RICHARD L. RUSSMAN 1145\*

	YES	NO
ARTICLE 2	1259	100
ARTICLE 3	836	592
ARTICLE 4	943	505
ARTICLE 5	932	504
ARTICLE 6	1043	398
ARTICLE 7	814	656

Meeting adjourned at 9:35 PM.

Respectfully submitted,

  
Bettie C. Ouellette  
Kingston Town Clerk

## 2006 BUDGET SUMMARY

### DEPARTMENT:

ANIMAL CONTROL	18,373
CONSERVATION COMM	1,175
ELECTION/REF. EXP	15,150
EMERGENCY MGMT	33,150
FIRE	423,272
FOREST FIRE	4,100
HEALTH DEPT	50,825
HIGHWAY DEPT	504,840
HISTORIC DISTRICT COMM	955
HUMAN SERVICES	52,030
INSPECTIONS	30,875
INSURANCE/BENEFITS	644,977
LIBRARY	144,008
MISC. GENERAL GOVT	115,600
MISC. (VITAL STATS)	75,400
MISC. PUBLIC SAFETY	164,500
MUN. BUDGET COMM.	1,735
MUNICIPAL PROP	205,378
PARKS/RECREATION	0
PLANNING BOARD	59,500
POLICE	580,108
RECREATION COMM.	58,100
SOCIAL SERV. AGENCIES	48,515
SOLID WASTE DISP.	465,650
SUPERVISORS/CHECKLIST	300
TOWN OFFICERS' EXPENSES	244,501
TOWN OFFICERS' SALARIES	68,815
TRUSTEES/TRUST FUNDS	67,216
ZONING BOARD OF ADJ.	2,475
TOTAL	\$4,081,523

Meeting adjourned at 9:35 PM.

Respectfully submitted,



Bettie C. Ouellette  
Kingston Town Clerk

**SPECIAL ARTICLES VOTED AT 2006 TOWN MEETING  
(CORRECTED COPY)**

**ARTICLE:**

#14	TOWN BLDGS. EXPENDABLE TRUST FUND	\$75,000
#15	CAPITAL RESERVE FUND – HWY EQUIP	60,000
#19	PURCHASE OF 25 ACRES OF CONSERVATION LAND IN PARTNERSHIP WITH THE NATURE CONSERVANCY	163,000
#20	CAPITAL RESERVE FUND – LIBRARY BUILDING	50,000
#21	CAPITAL REVERSE FUND – AMBULANCE	140,000
#22	CAPITAL RESERVE FUND – FIRE DEPT APPARATUS	80,000
#23	CAPITAL RESERVE FUND – FIRE DEPT BLDG	85,000
#24	SEA CARE HEALTH SOURCE	2,500
#25	CHILD ADVOCACY ROCK. COUNTY	1,000
#26	A SAFE PLACE	600
#27	SAD CAFE'	5,000
<b>TOTAL SPECIAL ARTICLES VOTED:</b>		<b>\$662,100</b>

**GRAND TOTAL APPROVED BY TOWN MEETING VOTE: \$4,743,623**

Respectfully submitted,



Bettie C. Ouellette  
Kingston Town Clerk