

Kingston Historic District Commission
December 8, 2015

Members present:

Virginia Morse, Chair	Glenn Coppelman, PB rep.
Charlotte Boutin, V. Chair	Stacy Smoyer
Susan Prescott	
George Korn, BOS rep. (arrived with meeting in progress)	

Absent: Stan Shalett (PB rep. alternate)

Ms. Morse called the meeting to order at 7:05 PM.

MM&S to accept the November 10, 2015 minutes as written. (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Board Business

Critical Correspondence:

Ms. Morse read two items from the Preservation Alliance News: “Around NH” regarding increased attendance, 64%, at State Historic Sites and \$400,000 had been invested in State historic rehabilitation work; Fall checklist to withstand the Farmers’ Almanac’s predicted “super-cold” winter.

Board updates:

Planning Board: Mr. Coppelman did not have any news from the Planning Board as he had not attended the last meeting. Ms. Morse noted that there was a presentation from All-American Assisted Living Facility. She had spoken with them after the meeting regarding a timeframe for a submission for a formal application; she noted that they did have to apply to the HDC first; the Commission would have to formally deny as it is not a permitted use in the zone; they said that they are not in a rush. Ms. Morse explained that Mr. Greenwood confirmed the process. She clarified that the first application would be a decision on use and not a review on design; the design would be separate. There was some question regarding whether the HDC could continue a hearing where a decision was made to deny or whether a re-application would be required after getting a decision from the ZBA. Mr. Coppelman believed that it would need to be considered a new application after getting a decision from the ZBA; he thought that a denial was actually making a decision on the application which stopped the process. Ms. Morse stated that they get the denial from the HDC for the use; apply to the ZBA and if relief is granted, they would apply for design considerations. The Board agreed this process made sense.

<Board note: Mr. Korn arrived at this time.>

Board of Selectmen: Mr. Korn stated that Mr. Heitz signed the Memorandum of Understanding regarding the Nichols building. They will proceed, with the other Boards, to request judicial notification that the Trust is going to be amended and the building will become a Town building; the Heritage Commission will be responsible for the physical operation of the building; the Museum Committee will take programmatic responsibility; the financial responsibility of the maintenance and upkeep will become that of the Town.

Mr. Korn added that he met with the CIP committee and suggested that the Nichols building become an element on that program with a figure of approximately \$400,000 for 2016 – 2018 as a historic building on the National Register of Historic Places. He continued that they are looking to restore it to its historic use under the Department of the Interior requirements and preserve for the future for the Town of Kingston; the structural engineer was scheduled to review the building today for recommendations; a Moose Plate Grant was received to help with the repairs on the roof. Mr. Korn expects that this repair can be done next year and then proceed with additional repairs based on the engineer's report; it needs to be done in an orderly fashion. He stated that there is a lot going on with the building and it was good news. Ms. Morse agreed that it was wonderful news. She wondered how this information could get to the Preservation Alliance News. Mr. Coppelman suggested someone write a little essay and send it to them. Ms. Smoyer will make an attempt at writing the short article; Ms. Morse will contact the PAN about specifics.

Ms. Morse asked where the project was in the CIP process. Mr. Coppelman explained the CIP submittal and review process. Mr. Coppelman said that the final recommendation will become available by mid-January. Mr. Coppelman said that the \$400,000 is not the number forever, there is a lot of "catching-up" to do to fix the building and historical restoration can be very expensive work; it is an initial, upfront, loaded number. Mr. Coppelman thought that the PAN would be very interested due to Kingston's participation in the meeting sponsored by the Preservation Alliance regarding converting old libraries to other uses; he added that they were very interested in what Kingston was doing and was very complimentary about how things were getting done. Mr. Korn added that things were all moving in the right direction. Ms. Prescott questioned whether the Library Trustees would no longer be involved in the old library; Mr. Korn confirmed that the Trustees signed the MoU. He stated that they will be moving forward to amend the Trust.

CIP: Mr. Coppelman did not have much to add to the above discussion except to add that other projects were submitted and reviewed. They meet with Recreation on Dec. 21st and will meet one more time, on January 4th and get to the Planning Board.

Heritage Commission: Ms. Morse stated that she had received the minutes from the joint meeting and sent them out to the Board members. Ms. Boutin had nothing to add. Ms. Morse said that there is a plan to meet regarding the charrette; a possible date will be in January.

Agenda: Ms. Morse reviewed a change for the agenda specifically regarding a possible straw vote. She reviewed action taken at the Planning Board hearing and a straw vote taken at that time. She said that while a straw vote from the HDC was discussed, she noted that there was not actually an application before them at this time so there was nothing to take a straw vote on and therefore it shouldn't be done at this time.

By-laws Update

Ms. Morse reminded the Board that this was discussed last month and needed to be noticed prior to adoption; she distributed the draft. Ms. Morse reviewed 1202.4, HDC regulations and the section for minutes and records and this appeared to be the area to add the new language.

MM&S to implement the amendment to the by-laws as presented. (Motion by Mr. Coppelman, second by Mr. Korn)

Ms. Morse read the proposed language and asked for any discussion. Ms. Morse said that she has bags of tapes which cause a multitude of problems. Mr. Korn moved the question.

Ms. Smoyer asked how often someone asked for the tapes. Ms. Morse gave an example of a previous request where she had to provide copies of tapes to an applicant. She said that if this is a by-law, it is a moot point. Ms. Smoyer asked if there were written minutes for the tapes she was storing. Ms. Morse said that every tape has a set of written minutes. Mr. Coppelman asked for a point of order by explaining that the motion to move the question is non-debatable and there should be no discussion after that. Mr. Korn graciously stated that he would yield to the discussion.

Return to the motion: PUNA

Ms. Morse will add the amendment to the by-laws, notify the appropriate parties and happily get rid of the bags of tapes. Ms. Morse noted that there was no public present for comments.

Mr. Coppelman confirmed that the next meeting was January 10, 2016.

MM&S to adjourn at 7:37. (Motion by Mr. Korn, second by Mr. Coppelman) **PUNA**