

**Kingston, New Hampshire
Board of Selectmen
Meeting of August 15, 2022
FINAL MINUTES**

The meeting was called to order at 6:00 PM by the Chairman.

PRESENT: Chairman Richard Wilson; Kevin St. James, Vice Chair; Charles Hart, Electra Alessio, Select Board Members

MOTION: by Chairman Wilson, to enter non-public session under RSA 91-A:3, II (a) Personnel and (l) Legal

SECOND: by Selectman Hart

Meeting adjourned to non-public session at 6:00 PM.

MOTION: by Chairman Wilson to return to public session at 6:25 PM

SECOND: by Selectman Hart

All in favor

Discussed in non-public session: Compensation of a public employee; Legal advice

Motion made to seal minutes of non-public sessions?

Motion made by Chairman Wilson, seconded by Selectman St. James, because it is determined that divulgence of this information likely would...

☐XX Affect adversely the reputation of any person other than a member of this board.

☐Render a proposed action ineffective

☐Pertains to preparation or carrying out of actions regarding terrorism

Roll Call Vote to Seal Minutes:

Richard Wilson	Y	Charles Hart	Y
Kevin St. James	Y	Electra Alessio	Y

Motion: PASSED

APPOINTMENTS:

Housing Support, Inc.

Paula Newcomb introduced herself as Executive Director of Housing Support, Inc. and introduced Attorney Courtney Herz of Sheehan Finney, who is representing the company. Ms. Newcomb said that Housing Support, Inc., that now owns 186 Main Street in Kingston, owns 9 buildings in the Merrimack Valley and Southern New Hampshire. She said that since 1991, the company has provided housing for sobriety, for victims of domestic violence, and veterans. The proposal for the Kingston property is for veterans housing; she referred to the letter written by Attorney Brian Bouchard, whose position is that veterans housing is permitted by right in the Historic District 1.

Chairman Wilson said that based on the advice of counsel, the Town is conceding that this is an allowed use. He said that the project will need to go through the permitting process and follow all building, health, fire and safety codes.

Town's attorney Huddy Grandy of Drummond Woodsum asked for confirmation that the use is for annual residential leases for individuals. Ms. Newcomb said that they are

VASH (Veterans Affairs Supportive Housing) certified to provide Section 8 housing for veterans, handled by the New Hampshire Veterans Association. She said this will be permanent, long- term housing with a 1-year lease.

Selectwoman Alessio asked why the company chose Kingston's historic district. Ms. Newcomb said that there is a need for veterans housing in southern New Hampshire, and the building meets the needs. She said they are very interested in restoring historic buildings and have no intention of altering the historic quality of the building. She said they had gone to a Historic District Commission meeting in an informal capacity and had also spoken to the Building Inspector, who had given them some good advice. She said they plan to remove the two side entrances and replace with an addition at the back and install a covered lift rather than a ramp. Other than that, she said they will only be restoring and maintaining the building.

The Board had no further questions.

PUBLIC COMMENT 1: None heard

COMMITTEE LIAISON REPORTS:

Selectwoman Alessio congratulated the **Kingston Lake Association**, Muriel Ingalls and Camp Lincoln for securing a \$100,000 grant. She also reported that **Kingston Days** went well this year, and the new traffic pattern around the Plains was well received. The total receipts are not yet known. The **ZBA** has approved updates to its bylaws and procedures.

Selectwoman Alessio then announced that there are three new staff members at the Town Hall; Paula Mahoney will begin work as Finance Director on September 6; Robin Carter is starting this week as Land Use Board Administrative Assistant, and Marissa Federico will be the new Human Services Director, beginning soon as well.

Selectman St. James also commented on **Kingston Days**, noting the extremely hot weather and the hard work of the volunteers, notably Charlotte Vinciguerra, Chair of the Committee. He said the cow patty contest was a success. He then reported that he had met with the **Police** Chief, who is happy in the position and had a vision for the department. He is working on recruitment and has hired Kingston's first female officer. The **Historic District Commission** met and discussed an in-law apartment at 140 Main Street.

Selectman Hart reported on **Planning Board** activity, which included an application for a dog training facility. He also said that there will be an open house for the new **Fire** Station, probably in October. He questioned the status of the generator grant that had stalled. Selectman St. James said he had brought that to the attention of Rep. Janet Stevens, who was very helpful. Selectman Hart then said that Bresnahan has gotten another extension for their landscaping work, until October.

OLD BUSINESS:

Water Piping agreement with Congregational Church

Selectman St. James said that this agreement has been revised and is satisfactory to the Church board but suggested adding language to the effect that the Church will pay a portion of any repairs or failures to the system. He suggested 25%. The Board agreed, and this change will be made to the document.

Audio Visual work to meeting room

The invoice has been received for this work, and a 70% down payment is needed before work can begin. This purchase order is ready for approval.

Clean Diesel Program

Rich St. Hilaire said he had turned this over to Phil Coombs at the Highway Department. He said that two Highway trucks qualify for the program, and a vehicle at the Fire Department will also. He said that when buying a new truck, once all the plows, spreaders, etc. are added, the grant will pay 50% of the cost. This is to help get old dirty trucks off the road.

NEW BUSINESS:

Library Raffle

Selectwoman Alessio said she had reached out to the New Hampshire Municipal Association for advice on how the library can conform to the spirit and intent of the RSA governing raffles. She has not heard back yet, but said she believes one way to follow the rule that tickets must be printed with time and place of drawing and all prizes is to print a separate flyer to be handed to each ticket buyer. She said the library raffles include multiple prizes and the tickets they use are just the tear off ones with a number. Selectwoman Alessio also said that she thought the raffle permit should be for the year; the library board typically holds 2 or 3 raffles each year. All agreed.

Engagement Letter - Legal services

Drummond Woodsum has sent a revised engagement letter to be signed. It has already been decided to engage this firm for Land Use issues.

MOTION: by Selectman St. James, to sign the engagement letter with Drummond Woodsum for Land Use legal work.

SECOND: by Selectwoman Alessio

All in favor

BOARD BUSINESS:

Updates to ARPA Funding chart

The Board discussed the various proposed and actual expenditures on the chart, updated since the last discussion. Another price for an architectural plan for the Town Hall is forthcoming. Chairman Wilson said that he should have prices for inspector laptops soon. Noting that the library's request for laptops and a 3-D printer had been removed from the list, there was a brief discussion that ended in agreeing it should still be included for discussion.

Town Hall closure for Primary and General Election Days

It was decided that, as in years past, the Town Hall will be closed on election days (September 13 and November 8 this year), due to staff working at the election.

Letters of Interest in filling Select Board seat

Six residents have written to express their interest in filling Phil Coombs' unexpired term. As any further interested parties have until Thursday to notify the board, a special meeting will be held on Friday, August 19, to review the letters and come to a decision. This meeting will take place at 8:30 AM in the Town Hall break room.

PUBLIC COMMENT 2: None

CORRESPONDENCE, APPLICATIONS, PURCHASE ORDERS:

- Another email has been received from a resident complaining of gun shots on a regular basis at a Little River Road property. Selectman Wilson said the Police Chief has been to the property, and the shooting is legal. As for the noise, he said that per the ordinance, it doesn't only need to be over the decibel limits, it needs to be continuous for at least 10 minutes.
- Notice of a one-time special highway payment through Block Grant Aid Apportionment A has been received. Kingston will receive \$144,859.78 in addition to the regular quarterly block grant payments.

APPROVAL OF MEETING MINUTES:

MOTION: By Selectwoman Alessio, to approve the meeting minutes of August 3 and August 5, 2022, public and non-public, as written.

SECOND: by Selectman Hart

All in favor

MOTION: by Chairman Wilson, to enter non-public session under RSA 91-A:3, II (a) Personnel

SECOND: by Selectman Hart

Meeting adjourned to non-public session at 7:10 PM.

MOTION: by Selectman St. James, to return to public session at 9:30 PM

SECOND: by Chairman Wilson

All in favor

Discussed in non-public session: Hiring of a public employee; Legal matters

Motion made to seal minutes of non-public sessions?

Motion made by Selectman Wilson, seconded by Selectman St. James, because it is determined that divulgence of this information likely would...

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Roll Call Vote to Seal Minutes:

Richard Wilson	Y	Charles Hart	Y
Kevin St. James	Y	Electra Alessio	Y

Motion: PASSED

Meeting Adjourned at 9:32 PM

Respectfully submitted:

Susan H. Ayer, Administrative Assistant to the Select Board