

**Town of Kingston, NH**  
**Minutes of 79-E Committee Meeting**  
**February 16, 2021 via Zoom**

**Present:**

Glenn Coppelman, Richard Wilson, Susan Prescott, Ernie Landry, voting members  
Glenn Greenwood, Advisor  
Electra Alessio; Susan Ayer

Meeting began at 12:40 pm.

The Committee discussed the application of Eric Chinburg for 79-e tax relief on the Sanborn Seminary property at 178 Main Street. Questions had been raised about the number of years of relief agreed upon between Chinburg Properties and the Board of Selectmen; 2 years extra had been granted for historical property renovation where 4 is allowable. Mr. Landry questioned whether the town has the authority to grant some limited tax relief under RSA 79e-5 III, where a historic building is only partially rehabilitated under the Secretary of the Interior Standards. Mr. Landry had suggested that the question of partial compliance and discretion of the governing body in this matter, be sent for an authoritative interpretation before moving on with the process.

Mr. Greenwood had sent the question to the NH Division of Historical Resources for an opinion, and received the answer including that "... the ultimate interpretation of the Standards and the resulting decision to grant that extended tax relief is up to the municipality."

After discussion of the NH DHR response Mr. Landry indicated that he still has a question about the eligibility for the limited tax relief. Ms. Alessio said that the Science Building could have been razed and the project would go forward, but it was needed to mitigate the cost. She expressed the opinion that it is still beneficial to save it, however, as it is 50 years old and a part of the overall property.

There was an extended conversation on the issue, for this project and to settle the question for future applications. It was noted that in this case the application was reviewed and the 9 years of relief agreed to before the formation of this committee, and that this meeting was basically to confirm the Board of Selectmen's decision.

This application will next go to the Planning Board and the Historic District Commission for review. Ms. Prescott said that the Standards for Rehabilitation is a very large document and that the HDC will need to read it and learn what is involved. It was agreed that much of the more detailed review of the project will happen at this level.

Discussion continued and included comments that the two buildings are combined as one project, that it is important to the Town that this project goes through, and that Mr. Chinburg is well experienced and trusted in this field. Future projects may need more scrutiny.

With three of four committee members agreeing to confirm the decision of the Board of Selectmen, the matter was decided.

Mr. Landry suggested that for future projects, the help of an Architectural Engineer, such as was brought in to consult on work at the Nichols Building, might be solicited with reference to the interpretation of the Standards for Rehabilitation.

Ms. Prescott said that the place for further discussion, to involve the public as well, will be at the HDC meetings.

Mr. Chinburg will be officially notified of the firm decision on length of tax relief, to be 9 years.

**Meeting ended at 1:25 PM**

**Respectfully submitted,  
Susan Ayer  
Selectmen's Administrative Assistant**