

**Kingston, New Hampshire
Board of Selectmen
Meeting of January 25, 2010
MINUTES**

The meeting was called to order at 7:04 pm by Chairman Charles Hart. Also in attendance were Selectmen Mark Heitz and Peter Broderick.

Presentation of Draft Capital Improvements Plan

Capital Improvement Plan Committee members Glenn Coppelman, Ellen Faulkoner, Debra Powers, Lynn Gainty and Ernest Landry, and Consulting Planner Glenn Greenwood, presented the Board with a draft Capital Improvements Plan for their review. The Planning Board has preliminarily reviewed the plan, and will adopt once the final plan is generated. The 6-year plan is based on numerous meetings held with Department Heads and officials. It is meant as a planning document that should help to stabilize the tax rate and serve as a flexible tool by which expenditures can be planned. Parameters for inclusion in the plan were any capital project of more than \$10,000.00 cost. It neither authorizes expenditures nor provides for a means by which projects and expenditures will be funded. Mr. Coppelman stressed that the plan is meant to be reviewed annually and updated with changes in plans, new information on funding opportunities, increased (or decreased) need, or any other factors that might change the status of a project.

It was noted that one concern arose during the Committee's work with Department Heads, relating to the level of communication between them and the Board of Selectmen. It was agreed that future discussions of projects with the CIP Committee should be discussed first with the Board of Selectmen, to ensure that the Board is aware of projects being considered.

Selectmen asked if the Committee had, during the course of their work, expressed opinions on the projects or expenditures presented for inclusion in the plan. Mr. Coppelman stated that they had not, other than to the limited extent of discussing the timing for raising funds for particular proposals. Mr. Heitz advised that he feels the Board of Selectmen should have had the opportunity to provide input on each proposal, particularly as concerns the timeline in which proposals can be addressed. Ms. Faulconer agreed that the CIP Committee shouldn't be put into the position of reviewing a proposal that hasn't first been seen by and discussed with the Board of Selectmen. Selectman Heitz expressed his concern that inclusion of a project in the Capital Improvements Plan could be used as a political tool, i.e., as if inclusion in the Plan lends a perception of legitimacy that may not exist.

Chairman Hart asked if the Town now will be able to assess impact fees on new development. Mr. Coppelman advised that the Master Plan and Capital Improvements Plan are the elements necessary to begin work on an up to date Impact Fee Ordinance. The Planning Board then would need to adopt a procedure to determine what fees would apply to particular projects.

It was agreed that the next few Board meetings will be reserved for Selectmen to review the projects and expenditures that had been included in the draft CIP. On February 8th, the Police, Library and Land Conservation project entries will be discussed with the appropriate Department Heads. A full review of all entries will be completed by the end of February so that the Planning Board can continue the process of adopting the document.

Town Hall Use Discussion

Glenn Coppelman discussed with the Board the denial of his application to use the Town Hall meeting room for his group's monthly Contra Dances. The Town Hall has been used for the dances for several years, but the Board has since adopted a policy whereby the hall is reserved for municipal or civic

functions only. Mr. Coppelman's group had been the single exception, due to his already being permitted, but concerns from the maintenance crew and some employees of the Town Hall had led the Board to deny the permit this year. Mr. Coppelman advised that he always leaves the Town Hall in at least as good condition as he finds it, that he takes care of any shoveling necessary to clear the entrance, and that he doesn't require a town employee to be present to open the building because, as a Planning Board member, he has a key. He acknowledged that the dancing does loosen some of the floor's finish, but that he always sweeps prior to leaving and, while prior to renovation of the lower floor there may have been a problem with residue seeping through the ceiling, he thought the problem had been resolved. Road Agent Richard St. Hilaire advised that he will speak again to the maintenance supervisor and the employees involved to determine exactly what their objections to the dances are. Selectmen agreed that, if there is no additional maintenance work required as a result of the dances and if town employees who may be working while the dances take place have no objection, a permit for 2010 will be issued. They did request that Mr. Coppelman explore the possibility of another venue for future years.

Use Violation Discussed

George Melvin, Jr. of 64 Mill Road was present to discuss a Notice of Violation he'd received concerning the use of his residentially zoned property to operate a heavy equipment construction company. The issue has been pending since 2007, and Mr. Melvin has been given 30 days to bring his property into compliance by removing the equipment. Following discussion, it was agreed that Mr. Melvin will apply for a site plan review through the Planning Board to allow him to operate the business. If he submits his application to begin the process, the Board will forestall action until March 15, 2010 pending the outcome.

Return of Perambulation Approved

Selectmen approved a Return of Perambulation for the boundary between Hampstead and Kingston. That boundary line was walked by Hampstead Selectmen and Road Agent Richard St. Hilaire in November, 2009.

Junk Yard License Approved

Selectmen approved and signed a Junk Yard License for Whitney's Garage to operate an Automobile Recycling Yard at 22 Route 125. The license will expire on March 31, 2010.

USACOE Memorandum of Agreement with Konover Discussed

Selectmen discussed a proposed Memorandum of Agreement stemming from the Army Corps of Engineer's Section 6 review of the proposed Konover project. Town Counsel has advised the Board of some concerns he has relating to the Agreement. The Board will attempt to set up a meeting within the next week to discuss those concerns directly with Town Counsel and then will submit proposed revisions to USACOE.

Adjournment

There being no further business, the meeting adjourned at 10:06 pm and the Board retired to address administrative issues.

Respectfully submitted,
Catherine Grant
Administrative Assistant