

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of February 1, 2010  
MINUTES**

The meeting was called to order at 7:00 pm by Chairman Charles Hart. Also in attendance were Selectmen Mark Heitz and Peter Broderick.

**Review of Previous Meetings' Minutes**

**MOTION:** Upon motion of Selectman Heitz and second of Selectman Broderick, it was voted to approve the minutes of the January 11<sup>th</sup> meeting as printed. Chairman Hart abstained from the vote due to his not having been present at the meeting.

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Hart, it was voted to approve the minutes of the January 25<sup>th</sup> meeting as printed. Selectman Heitz abstained from the vote.

**Discussion with Fire Wards and Fire Chief**

Fire Wards Kent Walker, Kevin Schea and John Merrill and Fire Chief Bill Seaman were present to hold a general discussion with the Board.

Mr. Merrill opened the discussion with the statement that he had intended, upon his election, to work toward a better relationship between the Fire Wards and the Selectmen. However, he feels that the Board blindsided the Fire Wards at the Budget Committee's Public Hearing on Warrant Articles, by not supporting the department's petitioned Warrant Articles and by introducing an article to add \$80,000.00 to the department's Capital Reserve Fund for Building Replacement, Upgrade and Refurbishment. He hoped to discuss both the Selectmen's actions and the means by which a more productive relationship between the Fire Wards and Selectmen might be attained.

Selectman Heitz explained that the first the Board had known of the Fire Department's articles was when they were discussed at the January 11<sup>th</sup> Selectmen's meeting, at which Mr. Schea, Mr. Walker and Chief Seaman were present. The discussion at that meeting indicated that the department wasn't looking for the Board's support; the articles were presented because they were seen as needed by the department. That discussion was the first time that Mr. Heitz had heard of the concept of an addition to the existing fire station. The Board had been operating under the assumption that the Town was working toward a new facility, to be located at the YWCA property on Main Street. That assumption was based on the 2006 survey completed, at substantial expense, by Municipal Resources, Inc., which found the present fire station site to be inadequate for expansion, and on the subsequent purchase, in 2008, of the YWCA property, which will provide as much as two acres for a new facility.

Chief Seaman noted that the 2006 survey provided invaluable information relative to staffing needs and department growth in addition to recommendations about the building, so continues to be money well spent. The survey findings that a new building would eventually be necessary were largely based on the department's own predetermination that a new building was preferable. Since investigating the addition concept, though, it has been discussed with the Capital Improvements Committee numerous times, with a member of the Board of Selectmen sitting on that Committee. Mr. Heitz responded that the first the Board had seen of the proposed Capital Improvements Plan was the presentation of the draft plan to the Board at their January 25<sup>th</sup> meeting.

Mr. Merrill expressed the opinion that it looks bad to have two Boards of the Town moving in different directions at a Public Hearing. He noted that the addition concept under review will provide more square footage than a new building would, that the present location is the most advantageous - particularly for public events held on the Plains - and that recent renovations done to the existing station represent a major investment that can provide returns for many years to come with continued use of the building. Mr. Broderick advised that when the improvements (new overhead doors, new furnace and heating system and new bathrooms) were done, it was with the understanding - stated by the Fire Wards - that the expense would allow the present station to be used for another ten years, until a new facility could be built. Mr. Merrill agreed that, at the time, that was the thinking. But with the department tour of the Meredith facility and the realization that an addition is possible that will meet the

department's needs for the foreseeable future, the fact that the renovations done in 2008 and 2009 will continue to be used is a huge plus for the addition concept.

Selectman Heitz noted that the 2008 renovation projects had been undertaken in conjunction with the plan under which a new building would be needed by 2018. It was that date that was established both as a construction date and as a target date for the building of the Capital Reserve Fund. That fund was started in 2004 and it's that fund that the Selectmen were attempting to build through their introduction of the article to request an additional \$80,000.00.

Selectman Broderick advised that replacement of the present highway garage and construction of a new Library both are priority items that will probably come before a fire station. Mr. Merrill agreed, noting that plans for an addition are only in the beginning stages and actual construction isn't planned for another five to seven years. What they're hoping to develop now is an architectural rendering of the planned addition that will allow residents and voters to see what's being planned. Their article requesting \$35,000 with which full plans can be developed will be amended on the floor of the Deliberative Session to \$9,500 to develop only the architectural plan rather than complete engineering and construction plans. He asked if the Board would be willing to support their request.

Selectman Heitz advised that he could support the addition concept if he could be assured that the resulting addition will meet the department's needs for the foreseeable future. He also could support the request for \$9,500 to develop architectural plans if he can be assured that it is the addition concept that will be followed by the department and that there won't be a change in course back to a new construction concept. Also, he needs verification that the addition is a viable concept that can be adapted to the limited land area (12,500 s.f.) of the lot. He noted that the well at the present site is contaminated, that there are limits to the lot loading capacity, that there is limited parking, and that construction of an addition will involve waivers from numerous town regulations and ordinances for setbacks and lot coverage. Chief Seaman advised that the architects had actually been very excited about the possibilities of the lot when they did their inspection; the lot is far superior to the parcel that was the site of their work in Meredith.

Selectman Heitz asked if the Fire Wards were just compromising to get a facility sooner than funding for a new facility can be raised. Mr. Merrill advised that the department's feeling generally is that the addition concept is preferable to a new facility. They want to have preliminary elements in place both to gain support for the project and, if possible, to be ready for any grant opportunities that may arise. They intend to establish a building committee, and hope to have at least one Selectman serve on it. He suggested that the process should be smoother with the Selectmen and Fire Wards both moving in the same direction.

It was agreed that the Selectmen will make it clear that the article for the building capital reserve was put in by them and not by the Fire Department.

### **Warrant Article Presentation Planned**

The Board reviewed the Warrant Articles to be presented at the Deliberative Session and discussed which of them will discuss each article.

### **Adjournment**

There being no further business, the meeting adjourned at 9:09 pm and the Board retired to address administrative issues.

Respectfully submitted,  
Catherine Grant  
Administrative Assistant