

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of November 8, 2010  
MINUTES**

The meeting was called to order in the Selectmen's Office of the Town Hall at 6:45 pm by Chairman Mark Heitz. Also in attendance were Selectmen Peter Broderick and Charles Hart.

**Non-public Session**

**MOTION:** Upon motion of Selectman Hart and second of Selectman Broderick, Chairman Heitz polled the Board for a unanimous vote to adjourn to non-public session under the provisions of N. H. RSA 91-A.:3, II- a and c.

The Board adjourned to non-public session at 6:45 pm.

The Board returned to public session at 6:59 pm.

**MOTION:** Upon motion of Selectman Hart and second of Selectman Broderick, Chairman Heitz polled the Board for a unanimous vote to seal the minutes of the non-public session for an indefinite period.

**Rowell Estates Discussion**

Members of the Rowell Estates Owners Association Board of Directors discussed with the Board the status of Ash Drive in that development. Larry Heath served as spokesman and referred to the recorded Declaration of Condominium. Paragraph 1.7 of that document states that a 60' right of Way known as Rowell Road was intended to be deeded to the Town. Chairman Heitz advised that the road in use - Ash Drive - is private, that the development's site plan approval was based on the road being private, and that, although Road Agent Richard St. Hilaire would be able to advise more definitively, he doesn't believe the road wasn't constructed to town specifications. He referred Mr. Heath to paragraph 7.6.a, indicating that the Association is responsible to maintain access roads and fire lanes. He also provided a copy of the site plan recorded for the development. Mr. Heath requested that the Board consider abatement of property taxes for the area, since the owners don't receive the benefit of road maintenance or of trash collection. Chairman Heitz advised that the assessment of taxes isn't based on the level of services provided. New Hampshire statute requires that assessments be calculated on an ad valorem basis. The fact that certain services aren't provided to that development wouldn't be considered a basis for abatement. He did state, however, that he believes the properties' assessments are calculated taking into consideration the condominium documents. That point will be discussed with the Town's assessor. A listing comparing assessments to sales prices of the properties in the development was reviewed and it was noted that the assessments are, in general, somewhat lower than the market value of the properties. Selectman Broderick advised that the issue of road ownership and status has been raised before. To Mr. Heath's inquiry as to whether a petitioned warrant article can be presented, the Board advised that the deadline for the 2011 Town Meeting is January 11<sup>th</sup>, and cautioned that the road will need to meet the town's construction specifications prior to its acceptance even if voters approve a warrant article.

Mr. Heath then advised that the fire alarm system for the development is a \$10,000 per year expense and asked if the Selectmen will consider lowering that charge. The Board suggested that Mr. Heath speak with Fire Chief Bill Seaman for a breakdown of the charges. They noted that for the number of units, each requiring a dedicated phone line as well as monitoring by an outside alarm company, the charge may not be excessive.

**Recreation Department Updates**

Recreation Commission Chairman Roger Clark advised that the outside work on the Main Street recreation building is complete and that rough wiring for the interior has been done, so they hope to begin insulating the interior at the end of November.

Mr. Clark noted that renovation of the kitchen, including venting, alarms, appliances, etc., will cost approximately \$50,000.00. There is \$25,000.00 remaining in the Capital Reserve Fund, so the commission expects to submit a petition warrant article for the remaining amount. He noted that the commission also will be requesting increases to their 2011 budget. It's expected that four of the counselors for the summer program will need to be certified in water safety; they will request an additional \$4,000.00 to cover the increased hourly amount necessary for those employees. They also will request an additional \$1,000.00 for their supply line, to cover the costs for porta potties, etc.

Discussion was held concerning the fee charged for weekly attendance at the summer camp. Mr. Clark advised that the fee last year was \$65.00. They had at one point raised the fee to \$85.00 and experienced a 50% reduction in the number of children who participated. The net cost to provide summer camp in 2010 was \$12,000.00; approximately half of the total \$24,000.00 cost was covered by fees charged. The 2011 program will run 5 days a week, from 7:00 am to 5:00 pm, and it's expected that the lake will be in use for at least part of every day.

The Board approved a purchase order to cover half the cost of a starter swing set for the recreation building. Mr. Clark explained that the other half of the cost will be covered by the Friends of Kingston Recreation group, and that the price includes a discount of \$900.00, offered by Swings n' Things. The owner of Swings n' Things also will store the set until Spring and deliver and set it up on site next year.

#### **Senator-elect Prescott**

Russell Prescott, state Senator-elect for District 23, was present to discuss with the Board the direction that the state Senate will take following the November 2<sup>nd</sup> election of a Republican majority. Board members congratulated Senator Prescott and wished him well, noting that they would like to see a reversal of the trend toward reduction of state revenue sharing to towns.

#### **Review of Previous Meeting Minutes**

**MOTION:** Upon motion of Selectman Hart and second of Selectman Broderick, it was unanimously voted to accept the minutes of the November 1, 2010 meeting as printed.

#### **Resident Request Reviewed**

A letter from Ordway Lane residents requesting to keep horses on their Single Family Residential property was reviewed. Health Officer Larry Middlemiss will be asked to provide input as to the plan put forth by the property owners.

#### **Correspondence Reviewed**

A letter from the Town of Newton requesting a joint Board meeting to discuss a proposed culvert project on Wilders Grove and Concannon Roads was reviewed. A meeting will be scheduled for mid-January.

#### **Adjournment**

There being no further business before the Board, the meeting adjourned at 8:59 pm and the Board retired to address administrative issues.

Respectfully submitted,  
Catherine Grant  
Administrative Assistant