

**Kingston, New Hampshire
Board of Selectmen
Meeting of October 6, 2014
MINUTES**

The meeting was called to order at 7:00 pm in the Selectmen's Office of the Kingston Town Hall. In attendance were Chairman Mark Heitz and Selectmen George Korn and Peter Broderick.

Discussion of Proposed Subdivision on Class VI Road

Dan and Peggy Parks of 7 Small Pox Road were present to discuss with the Board their proposal to create a 2-lot subdivision from a lot that has no frontage on a Class V roadway. The property is the site of their existing home and they would like to construct a smaller home and use the larger as income property. The Board reviewed the tax map depiction of the area, which indicates that the town owns a 50' right of way that leads from Small Pox Road to the Parks' property. The right of way is maintained exclusively by the Parks. To upgrade that right of way to present town standards would cost approximately \$200.00 per linear foot. Alternatively, there is state land between the Parks' property and Small Pox Road that they may be able to purchase and merge with their existing property to provide frontage. Chairman Heitz noted that the requirement for newly created lots to have frontage on a Class V Road cannot be waived by the Planning Board, but hopefully the Parks will be able to explore the alternatives

Discussion of Proposed Penniman's Grove Property Sale

Mary Alice Healey of 10 Pennimans Grove Road was present with Joyce Borman, a prospective buyer, to discuss the taxation of her property. The concern is that the Healey deed calls out a distance of 50' along the water's edge, but the plan by which the tax maps were drawn calls for 70' frontage along the water for that lot. The Board explained that so small a distance discrepancy will make negligible difference in the assessed value of the parcel. Selectman Broderick pulled the tax record for an adjoining parcel that is nearly twice the size of the Healy parcel and noted that the difference in assessed value is less than \$3,000.00. Mrs. Borman also voiced a concern about an adjoining right of way extending from the public roadway down toward the water. She asked if the town maintains that area. Chairman Heitz advised that the town maintains the traveled way but typically does not maintain access ways to water. He noted that there have been neighborhood feuds in the area, stemming in part from various parties believing they have rights to use of the right of way extension to the exclusion of others. He suggested that Mrs. Borman may want to approach abutting property owners to introduce herself and get a feeling for any issues that remain outstanding or problems that need to be resolved.

Administrative Issues

The Board reviewed a letter from a resident who's interested in speaking with them about the open video operator position. An invitation to attend the next Board meeting will be sent.

An engineering report advising that an escrow balance can be returned to the developer was reviewed and will be sent to the Planning Board for approval.

Purchase orders and orders to pay were reviewed, approved and signed.

Review of Previous Meeting Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was voted to accept the minutes of the September 29, 2014 meeting as printed. Chairman Heitz abstained from the vote.

Adjournment

There being no further business before the Board the meeting adjourned at 9:15 pm. The next meeting will be held on October 20, 2014.

Respectfully submitted,
Catherine Grant
Administrative Assistant

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