

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of December 15, 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 Selectman Peter Broderick.

**Discussion with Sands Lane Resident**

Jeff Sands of Sands Lane was present at the Board's request to discuss reported violation complaints relating to his property. One complaint alleged that Mr. Sands and his family have been living in the garage structure on the site. Mr. Sands advised that the allegation is false. His family's belongings are stored in the garage while his new house is being constructed, and he and his family are often there to retrieve belongings, prepare for work or school, or spend some time, but they have been staying with a friend most nights and, if they do stay at the Sands Lane property, they sleep in the existing house. A second complaint is that a trash shelter that is located directly on the boundary line of the property failed to be granted a Variance and should be removed or relocated. Mr. Sands advised that the structure will be gone within a week. He had intended to remove it when the existing house is razed, but will take it down himself immediately.

Abutting property owners voiced concerns about the project that Mr. Sands has undertaken. Joyce Francis noted that, although Mr. Sands has installed a new septic system to replace one that had been constructed too close to her well, he didn't hook the existing house to it. Mr. Sands explained that he has turned off the water in the existing house and that his family is using the sanitary facilities in the garage - which are hooked into the new system - when they're present on the property. He had expected to start construction on the new house for occupancy by Christmas. He isn't sure whether the old house was hooked up but will contact his installer to find out. Health Officer Peter Broderick also advised that he will inspect the site and try to determine if the old house has been hooked into it; he doesn't recall from his initial backfill inspection. Ms. Francis also is concerned about the disposition of the tank and leach field from the old septic system. Mr. Sands explained that he was to have been required by the Department of Environmental Services to install a pipe and stone system to mitigate storm water runoff as part of his Shoreland Protection Permit. That agency has approved using the old system - to be treated and cleaned according to their specifications - as that mitigation area. Ms. Francis was directed to the Department of Environmental Services for any additional information.

Abutting property owner Robert Ducharme voiced concern over an ongoing dispute concerning the width of a public right of way that extends from Main Street to the lake over Mr. Sands' property. Chairman Heitz advised that the Board's only area of concern is in bringing the Sands property into compliance with ordinances. Issues involving private property or deeded easement rights are not the town's concern.

Chairman Heitz asked Ms. Francis if she is satisfied with the assurances that Mr. Sands offered relative to the trash shelter and occupancy of the property. Ms. Francis advised that, for now, she is satisfied.

**Non Public Session**

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Heitz, and at the request of Jeff Sands, Chairman Heitz polled the Board for a unanimous vote to retire to non-public session under the provisions of NH RSA 91-A:3, II-c. The Board retired at 8:25 pm. The Board returned to public session at 8:33 pm.

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Heitz, it was unanimously voted to seal the minutes of the non-public session for an indefinite period.

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

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Heitz it was unanimously voted to approve the minutes of the December 1, 2014 meeting as printed.

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Heitz it was unanimously voted to approve the minutes of the December 1, 2014 non-public session as printed.

### **Administrative Matters**

The Board approved and signed a Veterans Credit application for 2016.

The Board reviewed and signed an Intent to Cut for Marshall Road.

A formal Notice of Violation was signed for a property at 45 Route 125.

The Board reviewed a Fire Department application to the State Fire Marshal for a waiver to allow use of the Nichols Building basement area for storage and employee work space.

The Board approved purchase of a new artificial Christmas tree for the Human Services Department.

A proposed franchise renewal agreement with Comcast was provided to the Board for their review.

It was noted that the Town Hall will close on December 25<sup>th</sup> and 26<sup>th</sup> for the Christmas holiday.

### **Adjournment**

There being no further business before the Board, the meeting adjourned at 8:45 pm.

The next meeting will be held on December 22, 2014 beginning at 7:00 pm.

**Respectfully submitted,**

**Catherine Grant  
Administrative Assistant**