

**Kingston, New Hampshire
Board of Selectmen
Meeting of June 1, 2015
MINUTES**

The meeting was called to order at 7:00 pm in the Main Meeting Room of the Kingston Town Hall. In attendance were Selectmen Peter Broderick and George Korn.

Selectman Korn advised that the purpose of the evening's meeting was to hold a Public Hearing to discuss an on-going land use situation on New Boston Road. The hearing had been posted on the town's web site as well as at the Town Hall and Post Office. Additionally, the property owner and owners of nearby properties had been personally invited to attend. He noted that, while it wasn't expected that any decisions would be made, the Board had been requested by Town Counsel to gather as much input as possible relating to activities on the property.

Selectman Korn then opened the hearing to comments from members of the public present.

Richard Wilson of Derby Lane advised that while he was present in the capacity of a property owner in the area, it was in his role as Planning Board Chairman that he had received numerous complaints from other area residents concerning the condition and activities of the New Boston Road property in question. It was those complaints that had led to his requesting an Enforcement Order from the Planning Board to the Selectmen. The complaints relate to the number of un-road worthy vehicles, piles of tires and vehicle parts, an old camper, storage trailers and general debris that are located throughout the property. He advised a commercial vehicle lift is located on the property and is frequently used to perform auto body repairs. Because one of the persons living on the property has or had a body shop in Danvers, Massachusetts it's Mr. Wilson's belief, and that of other abutting or nearby property owners, that a commercial endeavor has been undertaken on the residential property, and that the type of commercial use is in conflict with the Rural Residential zone's allowed uses as well as with the property's Aquifer Protection District overlay designation.

Mr. Wilson further advised that he is aware from reports of two separate realtors that prospective sales of area properties have fallen through specifically due to the proximity of the property in question.

Mr. Wilson noted that, because multiple Notices of Violation have been sent with no apparent positive action having been taken by the owner, area residents have become increasingly impatient for some action on the part of the Town that will lead to the property being cleaned up and the apparent commercial activities ceased. An extension of time granted by the Selectmen in November, 2014 passed some time ago and, as of the present date, little improvement in the conditions has occurred.

Sandra Rogers-Osterloh of 2 Derby Lane reported that when she and her husband had considered purchasing the property in question in 2006 it was in wonderful condition and had remained so for some years after the present owner had purchased it. Unfortunately, at some point the owner had allowed tenants to move in and begin the activities that have been on-going. She reported that there is garbage and debris on the lot that spills off onto Derby Lane and that she cleans up almost on a daily basis. She advised that there are constant parties, fireworks, a barking dog, and the grinding of automotive parts and vehicles as well as the nuisance of the property being so unkempt. She asked what the town's next step will be since all of the stated deadlines have passed. She also asked how abutters can be kept apprised of any action the town takes.

Selectman Korn advised that the present hearing is the town's next step and that if there is information gathered that can be related to a specific ordinance to provide provable evidence of a violation, counsel will be able to proceed with legal action.

Douglas Osterloh, also of 2 Derby Lane, advised that he has no information to add to what had been said but can confirm the information given.

There being no further comments forthcoming, Selectman Korn declared the meeting closed at 7:32 pm and announced that the televised portion of the meeting was ended. The Board adjourned to sign orders to pay and deal with administrative items.

Administrative Items

Selectman Broderick reported that he had met with a video equipment company, at the suggestion of Comcast, about upgrading the town's equipment. He advised that the cost may run to approximately \$60,000.00 that can be paid over several years. Comcast may be able to contribute to the purchase, additional to the 5% franchise fee that already is part of the town's contract. The upgrade would make the town HD compatible so if at any point Comcast broadcasts strictly in HD it still will be able to broadcast on the town's public access channel. The company will be asked to attend the June 15th meeting to provide a presentation to the entire board.

Road Agent Richard St. Hilaire advised that he will be requesting that the Board approve \$28,000.00 to finish the upper level of the new Highway Garage. He will bring the issue up again when there is a full Board to discuss the request.

Mr. St. Hilaire also advised that the Board and Recreation Directors need to be aware that there is a limited capacity both to the Recreation Building and its septic system so the number of applications accepted needs to be monitored accordingly. Selectman Broderick will speak with the co-Directors of the summer camp program to ascertain the levels of enrollment to date.

Mr. St. Hilaire then advised that he and Police Chief Donald Briggs are planning to auction surplus property at some point and it's their preference that an on-site auction be arranged. Chief Briggs already has secured the services of an auctioneer who will perform the auction at no cost to the town. Chief Briggs and Mr. St. Hilaire will set minimum bids, possibly with the help of Stephen Early of SFE, Inc., for the larger pieces of equipment. Selectman Korn advised that he thinks the town may realize a greater profit if it offers the equipment on Craig's List. Mr. St. Hilaire noted that the idea has been discussed but, because of the level of monitoring necessary when using Craig's List, it would entail hiring someone who could answer questions, arrange for payment and pick-up/delivery, monitor activity on the website, etc. It was agreed that the town may hold the on-site auction and, should the minimum bid amount not be realized at that point on some pieces of equipment, will offer those pieces for sale on Craig's List. Mr. Korn suggested that the initial agreements for items of federal surplus property acquired by the Police Department be reviewed prior to offering them for sale, to make sure all terms and conditions have been properly met.

Mr. St. Hilaire then advised that it's his recommendation that the town hire an engineer from SFC Engineering to provide a structural assessment of the Nichols Museum Building so that a prioritized list of work to be done can be established. The Board advised that there is a proposed Memorandum of Understanding with the Historical groups and Library Trustees that should be reviewed and, hopefully, executed within the next couple of weeks. Once that Agreement is in force responsibility for maintenance of the Nichols Building should be clarified and decisions concerning its repair and maintenance can be made. The Board voided a previously approved purchase order for floor work in the basement of the Nichols Building because the concrete covering in that area is crumbling and won't hold the new flooring treatment.

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 May 18, 2015 meeting as printed.

The next meeting will be held on June 15, 2015.

Respectfully submitted,

Catherine Grant
Administrative Assistant