

**Kingston, New Hampshire
Board of Selectmen
Meeting of July 27, 2015
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.

A requested non-public session with residents was cancelled because the residents failed to appear.

Summer Camp Discussion

Recreation Summer Camp Director Katy Stedman was present to review with the Board the department's hiring, training and employment policies. She also provided the Board with a mid-summer survey of campers' parents indicating the strengths and potential weaknesses of the program. Discussion was held as to why camp counselors hadn't been fully trained prior to the opening of camp. The Board had agreed to pay up to an extra week for the training programs. Ms. Stedman advised that many of the counselors weren't available until right before the start of camp but they all are scheduled to be completely trained by the end of the week and there always have been fully trained staff on site when the camp has been opened.

Chairman Heitz asked if the training and certification requirements are the same for the town's program as they are for Camp Lincoln, in light of the agreement that the town has for Camp Lincoln to oversee the summer camp's hiring and training procedures. Ms. Stedman advised that she's not sure. Selectman Broderick voiced concern that the town is exposed to unnecessary liability when the staff is inadequately trained and stated that the camp never should have opened without the entire staff being certified.

Ms. Stedman advised that a camper's parent had complained about her having taken a group of campers to the High School playing fields on one of the hotter days of the previous week. Selectmen suggested she should obtain parental permission prior to removing any of the campers from the summer camp site, in case there's a particular reason they prefer their children to not go anywhere else.

Review of Previous Meetings' Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was voted to accept the minutes of the July 13, 2015 meeting as printed.

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was voted to accept the minutes of the July 20, 2015 meeting as printed.

Discussion of North Road Property Status

Peter and Tammy Bakie, Attorney Eric Maher of the Firm of Donahue Tucker and Ciandella, Stephen and Mary Law, and Joseph Severino were present to discuss the property located at 26 North Road. Attorney Maher presented the Board with a letter in which assurances are made that the Bakies have ceased to locate camper trailers on the property, they having been unaware until recently of the provisions of Article 301.9. The letter additionally requests the town's reconsideration of the imposition of a Land Use Change Tax and the re-categorization of a portion of the property to non-Current Use status. Attorney Maher believes that the only change that would trigger removal from Current Use is the installation of an electrical service to the site. The town issued an electrical permit in August 2014 for a service for a future residence, with outlets for tool use. Atty. Maher's letter indicates that the outlets are being used to illuminate a pond for safety reasons and that the only portion of the property that should be removed from current use assessment is the portion directly under the electrical lines. Chairman Heitz advised that the town's assessor believes that the location of multiple travel trailers hooked into the electrical lines, construction of a picnic pavilion, location of a portable toilet and regular grooming of the property by mowing all combine to constitute a level of use of the property that exceeds what is allowable under standards of passive recreation uses. Attorney Maher disagreed. The town will confer with its assessor and attorney prior to making a decision.

Chairman Heitz asked Mr. and Mrs. Law, abutters to the property and the parties who first brought some of the land use issues to the Board's attention, if they are content with the present plan of action. Atty. Maher expressed concern that the Board is asking third parties to weigh in on a matter of taxation that should be between the town and the landowners. Chairman Heitz explained that the abutters are not being asked to weigh in on the matter of taxation so much as being asked if they believe their multiple complaints about an abutting land use issue are being fairly addressed. The issue of taxation, as stated, will be addressed with the town's assessor and attorney.

Use of Town Property to Access Timber Lot Discussed

Forester Charles Moreno was present to request that he be allowed to access a parcel of property that he will be timbering via an existing woods road that crosses town property on Country Pone. He already has secured permission of the state Fish & Game department to cross over their section of the woods road as well as a gated access way located on property of the Hume family. The actual landing site for the equipment will be on the state's property and skids will be used from that point. The Board approved use of the approximate 150' of the road that goes through town land so long as the road is restored to as good or better condition following the cut. Mr. Moreno was asked to take before and after photographs and to provide a Certificate of Insurance naming the town as additional insured. Mr. Moreno will work with Road Agent Richard St. Hilaire to determine whether a managed cut of the town's properties might be done at the same time.

Historic District Commission Letter of Complaint Reviewed

Virginia Morse, Chairman of the Historic District Commission, was present to discuss with the Board two anonymous letters complaining about work done on a Main Street property without the owners having obtained Certificates of Approval from the HDC. It was agreed that Mrs. Morse will provide copies of the letters to the homeowners involved and will invite them to the next commission meeting to review work done as well as their future plans for the property.

Road Agent Richard St. Hilaire advised that he will have his crew mow and groom the town-owned property at 187 Main Street prior to Kingston Days. Selectmen requested that Mr. St. Hilaire also secure the structures on that property against unauthorized entry.

Mrs. Morse noted that another Main Street property is under advisement to remove metal roofing that was installed without proper permitting and replace it with asphalt shingles. Although the property owner has two years from the October, 2014 date on which the Commission made its ruling, she is hopeful that the work will be done as soon as possible.

Discussion of Purchase of Town Owned Property

Kevin Schea of Rockrimmon Road was present to ask if the Board will consider sale of a tax deeded property on Bassett Road. Mr. Schea would like to build a small, one-bedroom retirement home on the parcel. He foresees that the developed lot will generate approximately \$4,000.00 in taxes annually. The Selectmen will take Mr. Schea's request under advisement.

Administrative Issues

Selectmen approved Richard St. Hilaire's suggestion to lock into Irving Oil's prices of \$2.19 per gallon for oil and \$1.39 per gallon for propane for the 2015-16 winter.

Selectmen approved trading a surplus compressor to the company that sandblasts the town's large trucks in return for sandblasting two large dump trucks this year. The compressor is estimated to be worth less at auction than what was paid last year to sandblast just one of the department's trucks.

The Board approved an application to hold snowmobile safety classes at the Recreation Center in December.

The Board signed appointments for Ruth Albert and Gladys Ray to continue serving on the Historical Museum Committee.

The Board signed a letter to Library Trustee Jane Christie thanking her for her successful effort to obtain a Mooseplate grant to partially fund replacement of the Nichols Heritage Center roof.

The Board noted a letter from Robert Bean, host of the annual Renaissance Faire, reporting that more than \$33,000.00 was donated to the N. H. Food Bank and the Meals on Wheels program from the Faire's proceeds this year.

The Board denied an application for use of the Plains in August for a dog event.

The Board renewed the contract with Rockingham Planning Commission for the town Planner

The Board approved a request from the Historical Museum Committee to display the Town Charter at the Nichols Heritage Center during Kingston Days.

Adjournment

There being no further business before the Board the meeting adjourned at 9:20 pm. The Board will meet next on August 10, 2015 at 7:00 pm.

Respectfully submitted,

**Catherine Grant
Administrative Assistant**

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