

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of February 22, 2016  
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 About Grace Daley House Options**

Heritage Commission members Debra Powers, Ernie Landry and Ellen Faulconer were present along with Reverend. David Yasenka of Isaiah 58 New Hampshire, a 501.c.3 secular non-profit, to discuss with the Board a proposal for use of the Grace Daley House as a residence and office space.

Reverend Yasenka discussed with the Board his organization's commitment to working with families in crisis to find affordable housing for periods of from six months to two years. The organization purchases or leases the housing and rents to the family involved for approximately half of the market rents in the area. During the period when the family remains in the program, they're expected to save an amount equal to approximately 80% of the rent they're paying. Over time, the arrangement gives the family a sense of how they can meet regular rental payments, how savings can accumulate over time, and the benefits of having a financial cushion. Also while the family is in the program, volunteers of the organization stay in close touch to ensure that the rental facility remains clean and well cared for and that the family is receiving the support it requires from local and state agencies while moving toward self sufficiency.

Reverend Yasenka is excited about the possibilities for the Daley House because of its historic nature, an area of interest he's had past experience in. It also is located in the organization's target area of Rockingham County. He affirmed to the Board that it would be Kingston residents who would receive priority benefit of his organization's efforts with the Daley House. They try to not remove families from whatever area support networks they've established so would not be moving families in from out of town.

Selectman Broderick advised that there is an issue with the lot loading capacity of the site which will have to be resolved. He suggested a first step will be to consult with a system designer to determine septic capability. The site also is serviced by a well shared with the Town Hall and the state may consider the well to be a community well or a public water system. It may be necessary to dig a new well or at least to treat the water in order to make it potable. He also has concerns about lead abatement and the presence of asbestos in the building that will need to be addressed prior to any renovation work. The Fire Department has already looked into what NFPA Codes may apply to the proposal for a residence/office mixed use such as that being proposed. Chief Seaman has recommended that a licensed Fire Protection Engineer review the proposal and provide recommendations.

It was noted that the building's location in the Historic District requires that the District Commission's Design Guidelines will need to be met, but the Commission is aware of the proposal and is highly supportive of any project that will save the Daley House from demolition.

Reverend Yasenka noted that he often works with the local school district, first to target families that may require assistance and then to provide assistance with the renovations as a project for shop or vocational students. His group also partners with local civic groups to raise funding and in-kind donations of labor and materials. The hope is that the project becomes one of community interest and accomplishment.

Reverend Yasenka asked if the Board will be amenable to a long-term lease of the property. Chairman Heitz advised that the town has entered into long-term agreements in the past, but noted that voters have decided that they will not spend any tax money on the Daley House, including on future maintenance or repairs. He also noted that the town will be concerned about the exterior of the building and the keeping of the grounds given the location on Main Street and in the Historic District. He

cautioned that any complaints will be made directly to Isaiah 58 and not to the tenants. Reverend Yasenka agreed and noted that one of the benefits of having the organization's office right in the same building will be that the tenants can be more closely monitored. Chairman Heitz also advised that any work done will need to be to Code. Reverend Yasenka agreed. Chairman Heitz suggested that he will not expect tenants to be requesting assistance from the town. Reverend Yasenka explained that he expects that either his own organization or the other organizations that he will be reaching out to will be able to assist the families with their needs, although the entire goal of the program is to move the family toward self-sufficiency.

Historic District Commission member Stanley Shalett asked if the renovations will have to provide handicap accessibility. Chairman Heitz advised that the building will not be a public building under this program; it will be a private residence and private office space.

Reverend Yasenka stated that, based on the Board's belief that a long-term (20-25 year) lease is possible, he will proceed to see if a suitable septic system is feasible and will report back with his findings later in the spring.

Chairman Heitz thanked Reverend Yasenka for his presentation.

### **Administrative Issues**

The Board signed an Agreement with the Southern NH Trailblazers snowmobile club to allow use of conservation land off of Rockrimmon Road for use of snowmobilers. The easement documents for the property specifically state that snowmobilers are allowed to use the land.

The Board signed a letter of commitment to participate in the fall household hazardous waste collection in Chester. The collection will be held on October 29, 2016. An earlier collection will be held in Plaistow on April 30th.

Approval of an application to hold the 2016 Renaissance Faire on private property on Thorne Road was granted. The permit will be signed at the February 29<sup>th</sup> meeting.

A petition to the court to repurpose the Nichols Building from a library to a museum facility was reviewed. Town Counsel will meet with the Board and with Library Trustees on March 14<sup>th</sup> to answer any questions relating to the petition.

The Board reviewed a letter sent between landowners relating to trees that may cause property damage if they fall. The letter will be retained on file.

The Board reviewed an email from a property owner who'd been issued a Cease & Desist order. Enforcement will be held in abeyance pending the property owner's meeting with the Planning Board, scheduled for March 29<sup>th</sup>.

The Board reviewed notification that a Plan NH Charette opportunity has been awarded to Kingston through the efforts of the Heritage Commission. The purpose of the charrette will be to develop ideas for the downtown area.

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

**MOTION:** Upon motion of Selectman Broderick and second of Chairman Heitz, it was voted to approve the minutes of the February 8, 2016 meeting as printed.

### **Adjournment**

There being no further business, the meeting adjourned at 8:10 pm.

**Respectfully submitted,**

**Catherine Grant  
Administrative Assistant**