

**Kingston, New Hampshire
Board of Selectmen
Meeting of April 2, 2012
MINUTES**

The meeting was called to order at 6:35 pm in the Selectmen's Office of the Kingston Town Hall. In attendance were Chairman Mark Heitz and Selectmen Charles Hart and Peter Broderick.

Discussion of Proposed Property Donation

Charlton Swasey, Trustee of the Sanborn Seminary Trust, was present to discuss the Trust's possible donation of a parcel of land on Church Street to the Town. Charles Miller and Geoffrey Dowd also were present, on behalf of the Masons and the Gideon Hall Society, who own an abutting parcel. Mr. Dowd advised that the Masons - who at one point thought they had title to a portion of the seminary property - would like to secure some right to use a portion in the event that a septic or well replacement becomes necessary. The Masons property is limited in loading capacity relative to the size of the building and proximity to the water front, so state design standards may require that additional loading capacity be acquired.

Chairman Heitz advised that he would have no objection, should the need arise, to providing the Masons with an easement for septic system construction or maintenance. Selectman Broderick asked if a notation in the deed could provide for easement rights for the Masons only, or for a non-residential use only. Mr. Swasey indicated that he only wants to see some agreement that will allow the Seminary Trust to make the donation while meeting the needs of the parties involved.

The Board agreed that they will be willing to grant necessary easement rights to the Masons for septic or well replacement as needed in the future. Mr. Dowd advised that the Masons will be returning the Property Owner's Acknowledgement necessary for Planning Board approval of a Lot Line Adjustment on another parcel on Church Street - owned by the Town - which, in return for the Seminary Parcel, will be deeded in part to the Masons and in part to the First Congregational Church.

Library Trustees Discussion

Library Trustees Lesley Hume, Jane Christie, Elaine Van Dyke and Bruce Goodwin were present at the Board's request to discuss naming of the new library and of the road adjacent to the new library. Police Chief Donald Briggs also was present, as Emergency 911 Coordinator, to express his concerns about naming either in such a way as to create confusion about location in the event of an emergency call. Following discussion, it was agreed that the Library will be called the Kingston Community Library, and the road will be name Library Lane.

Discussion then was held on whether the Trustees will be permitted, in opposition to the Town's Alcoholic Beverage Ordinance, to offer a champagne toast at a May 17th Grand Opening pre-celebration for invited guests, to be held at the new Library. Chief Briggs

advised that the Trustees may wish to hire a licensed bartender who will have the necessary liability coverage to serve alcohol without incurring personal risk. He also offered to be present in uniform at the event to make sure that the one-glass-per-person limit is followed and that no one appears to have imbibed too much. The Trustees noted that Chief Briggs was to have been among those invited in any case, but accepted his offer. Selectmen noted that the town's insurance carrier has advised there will be no additional liability coverage needed for the town's involvement in the event as presented, and signed the necessary permit.

Lesley Hume then advised that she has been in discussion to arrange for preparation of the road as-built plan and deed, but there are several associated agreements that will be needed. The time line for final documents may extend beyond the construction phase of the project. One of the agreements will entail a lot line adjustment to provide to the northerly abutter enough property to restore their lot to minimum lot size. The Library moved the paved area of the new road to the northernmost boundary of the 60' right of way provided on the original plan in order to gain more parking lot area. Since the pavement now extends all the way to the southerly boundary line of the northerly abutter, additional area for the right of way needs to be reserved for town use. Dr. Pernokas - the original subdivider - has agreed to provide additional land through the lot line adjustment process, to bring the lot back to conformity. Road Agent Richard St. Hilaire advised that provision can be made for construction and maintenance easements as an alternative to moving the right of way from its original position on the plan. Ms. Hume suggested that a meeting with all parties involved be set up, to include the Town Engineer, Road Agent, Town Counsel, abutters and Dr. Pernokas. The various options and solutions then can be discussed and a plan of action agreed to. Chief Biggs suggested that the meeting also should include discussion of continuing tree and shrub maintenance to ensure that adequate sight distance is maintained at the intersection of Library Lane and Church Street.

Street Lighting Changes Discussed

Chief Briggs advised that the state is discontinuing service to ten street lights located at intersections along Route 125. Noting that the number of vehicle accidents decreased with installation of the lights, he proposed to perform a survey of town street lights and present to the Board a recommendation for several street lights that can be discontinued with minimal impact. The savings from those discontinuances can be used to pay to continue service to the lights along Route 125 that the Chief considers to be essential. The Board agreed to Chief Briggs' plan and will review his recommendations once they're complete.

Non-public Session

MOTION: Upon motion of Selectman Broderick and second of Selectman Hart it was unanimously voted to adjourn to non-public session under the provisions of NH RSA 91-A:3, II-a. The Board adjourned to non-public session at 8:30 pm. The Board returned to public session at 8:35 pm.

MOTION: Upon motion of Selectman Hart and second of Selectman Broderick, 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 Selectman Hart it was unanimously voted to accept the minutes of the March 26, 2012 meeting as printed.

DOT Meeting Discussed

A meeting with the Department of Transportation and town officials will be held on April 3, 2012, for the purpose of discussing plans for the signaled intersection meant to service the industrial areas along Route 125, near the border with Plaistow.

Adjournment

There being no further business before the Board, the meeting was adjourned at 8:40 pm and the Board retired to address administrative issues.

Respectfully submitted,
Catherine Grant
Administrative Assistant