

**Kingston, New Hampshire
Board of Selectmen
Meeting of June 5, 2017
MINUTES**

The meeting was called to order at 6:30 pm in the Selectmen's Office of Kingston Town Hall. The meeting was not broadcast. In attendance were Chairman Mark Heitz and Selectmen Peter Broderick and George Korn.

Discussion of Assessment Error

Town Assessor Fred Smith, Rick Lang of Seacoast United Soccer Club, and Attorneys Michelle LaCount and Elizabeth Plante were present to discuss with the Board an error in taxation of the condominium land unit purchased by Seacoast United on Diamond Oaks Boulevard. Mr. Lang and Ms. LaCount explained that since acquiring the property in 2013, Seacoast United has been assessed for golf holes/greens, a bridge and multiple structures that they never owned. The total overstatement of assessment was more than \$950,000.00 over the 3-year period from 2013 through 2016. Mr. Lang only became aware of the features he was being taxed for when an assessment card was provided to him following an address change.

Mr. Smith advised that he had valued the property at the time the condominium plan was recorded, assigning features of the golf course to the land unit subsequently transferred to Seacoast because it was that land unit that had the clubhouse from which golf operations historically had been run. When the transfer deed to Seacoast came in, it was recorded without tax stamps. He assumed that the transfer was one in a series of transfers of various land units to several companies having the same principals. When he had completed his assessment, it appeared to be in keeping with the actual price that Seacoast had paid for the land unit, which led him to think that his assumptions were correct. He noted that no questions had arisen over a three-year period; otherwise he would have adjusted the assessment sooner. He offered to meet with Mr. Lang at his convenience to review the entire land unit and structure to ensure accuracy of the assessment as corrected.

It was agreed that Mr. Lang and Mr. Smith will meet at the site on June 26, 2017. The Board agreed that they will discuss the matter and advise Mr. Lang and his attorneys of what course will be taken relative to the over taxation issue.

Discussion of Office Equipment Needs

Town Clerk-Tax Collector Tammy Bakie was present to discuss with the Board the fact that the single available printer in her office (other than printers provided by the state and reserved only for use for state work) is inadequate to the office's needs. She noted that there is only one paper tray where several are needed (for different sizes and/or colors of paper); that there is no copying or scanning capability, and that the printer cannot be used for other purposes when it's tied up with large jobs (such as printing of tax bills or notices). Ms. Bakie has acquired a printer that may suffice until the next budget reviews, but requested authorization to order the print cartridges and other items that will be needed. The Selectmen agreed, advising her to speak with the Finance Office to order what she needs for supplies.

Public Hearing re: Granting of Easement

Chairman Heitz called to order a Public Hearing for the purpose of meeting requirements of NH RSA 41:14-a relating to the sale of property. The hearing was posted on May 25, 2017 at the Town Hall and Post Office, and on the town's website. The hearing is the first of two required by the statute. He explained that an Assisted Living project proposed to be constructed on Main Street requires an additional 67,000 square feet for its well and protective radius and that the town's property adjacent to the project site is available for the purpose. Because the town's property is largely wet areas, has no access to or from Route 125, and is hindered by a reversionary clause included in the 1985 deed from the Department of Transportation, the only use to which the town would be putting the property is certain low impact conservation uses, which can continue even if the easement is granted. The town has entered into an Agreement with the developers to sell easement rights for \$50,000.00.

Chairman Heitz asked if any members of the public had questions or comments. No comments were forthcoming.

It was noted that the Planning Board and Conservation Commission each were advised of the proposed easement and were told that their comments are welcome. The next hearing will be held on June 12th at 7:00 pm in the Town Hall.

Chairman Heitz closed the hearing at 8:05 pm.

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was unanimously voted to proceed, according to the Agreement with Senior Living, LLC, in granting of a well easement from Kingston Tax Map R34, Lot 68, pending any input received at the June 12, 2017 Public Hearing.

Introduction of Recommended New Firefighter/EMT

Fire Chief Bill Seaman and Deputy Chief Marty Conlon were present with Alex Logan of Derry, who is the Department's selection to fill the new Firefighter/EMT position approved by voters in March. Mr. Logan is a former US Marine who is Firefighter I and II certified; Advanced EMT certified; and the holder of several rescue certifications. He will be getting his CDL and is at present working for the Hampstead and Atkinson Departments on a part time basis. The Board questioned how Mr. Logan will deal with various scenarios in which conflict may arise between his positions in those other towns and his responsibilities in Kingston. Mr. Logan assured the Board that his supervisors in those towns are aware that he will be working full time in Kingston and that his Kingston position will be his priority.

Selectman Korn recommended that the Board's concerns be re-visited at the end of Mr. Logan's probationary period, to ensure that no conflicts have impacted his ability to meet his obligations in Kingston.

MOTION: Upon motion of Chairman Heitz and second of Selectman Broderick, it was unanimously voted to offer Alex Logan and 3-year contract, subject to a six-month probationary period, for a position as Firefighter/EMT.

Administrative Issues

Selectman Broderick reviewed with the Board quotes for installation of an audio/visual system to view plans and documents on a projector screen or large screen television at meetings and to televise those plans and documents as part of the meeting broadcasts over the town's public access channel. It was agreed that the proposals will be presented to the Budget Committee for approval.

Road Agent Richard St. Hilaire advised that he is hoping to have the Planning Board revise their Driveway Regulations to remove the application permit fee and initiate a fine for contractors who fail to obtain a permit for work they do in Kingston. It was agreed that Town Counsel will be consulted about whether the idea is feasible.

A request from a resident to use the former landfill site to graze his livestock and hay in the fall was denied. Chairman Heitz stated the Board's policy against granting use of town property for a single resident's benefit. Selectman Broderick noted that, even though the probability of a disturbance to the cap installed over the former landfill is slight, the consequence could be devastating in terms of financial burden and threat to health.

A letter from the owners of the Carriage Towne Plaza was noted. The issue is a Notice of Violation sent by the Board relative to four signs placed on a fence facing Route 125. The property owners believed that they had obtained a permit allowing the signs. The Board took the matter under advisement.

A memo from the Board of Directors for the Kingston Dog Park advised that they continue to work toward those items identified at the meeting held on May 8, 2017 as needing to be implemented.

A copy of a letter from the engineers for a proposed commercial development on Route 125 to the NH DOT was noted.

Authorization for the town's Historical groups to borrow commemorative veteran plaques from the Town Hall for a military-themed display they're working on was granted.

Resident comments voicing concern about the painting of the newly renovated bandstand on the Plains were noted.

The Board approved a December snowmobile class to be held at the Recreation Building on Main Street in December.

The Board approved use of the Greenwood Beach area for a church youth group fire pit event in July.

The Board approved a Veterans Credit application for 2018.

Adjournment

There being no further business before the Board, the meeting adjourned at 9:07 pm.

**Respectfully submitted,
Catherine Grant
Administrative Assistant**