

Kingston, New Hampshire  
Board of Selectmen  
Meeting of January 8, 2018  
MINUTES

The meeting was called to order at 6:34 PM in the meeting room of the Kingston Town Hall.

**PRESENT:** Chairman Mark Heitz; Peter Broderick, Selectman; George Korn, Selectman

**Update: Library Solar Project Proposal**

Library Director Rebecca Mateyk and several Trustees of the Library were in attendance to update the Selectmen on the solar project proposed for the library.

Ms. Mateyk informed the Board that she had spoken with Revision Energy and learned it is an option to pay up to one half of the cost of the solar array up-front, upon installation. As this is the case, she said she would like input from the Board on using impact fees allocated for Library use to make this payment.

There was a discussion of the use of impact fees for this purpose, taking into consideration that impact fees must be used within 6 years or be forfeited. Discussion also took place on how pre-payment would affect electricity rates during the 7 years of the solar lease agreement, and the amount due to purchase the solar array after the lease period ends. Electra Alessio said that if reasonable value would not be realized by prepayment, it would not be done.

It was noted that the petition article to be placed in the 2018 Warrant seeking authorization to enter into a 30-year lease agreement to install the solar array does not mention the use of impact fees. Trustee Ellen Faulconer said that she had at first included the proposed use of impact fees, but as insufficient information was available at the time, the Trustees decided not to include specifics. The information that a pre-payment can be made was not available until today.

The Board and Trustees then discussed how to manage the buyout at the end of the lease period, and Selectman Korn voiced concern about cost of maintenance once the panels are the property of the Library. Ms. Faulconer said that there is provision in the contract to extend the lease period after 7 years if buyout is not feasible at that time.

There were no further questions from the Selectmen.

**Repairs proposed for Nichols Building; Heritage Fund: Update**

Vice Chairman Ernest Landry of the Heritage Commission was present to discuss the petition article for Heritage Fund money and about the needs of the building and grounds of the Nichols Museum. He said that the Commission had met to discuss priorities for the next few years, which include stonework on the building, for which more estimates will be obtained. An assessment of Historic Buildings is also being pursued.

Heritage Commission Chairman Debra Powers joined the meeting and discussion continued on options for repairing/improving the basement of the Nichols Building. The Museum wants to use the basement for storage, and it is known that work will need to be done on the floor and walls. Scope of the work will depend on use of the space and whether it is to be used by the public. Fire Chief Bill Seaman said that at present the basement has several issues, including ADA non-compliance that would prevent occupancy. Currently there is a wide range of estimated costs, from \$15,000 up to \$160,000 and the Commission is looking for middle ground on best use of the basement.

### **LOCO Sports Proposed 5K Race and Fair**

Arlon Chaffee of LOCO Sports, LLC presented information and answered questions regarding the Stonyfield 5K race and fair, which has been held in Londonderry for the past 7 years. The Selectmen reviewed a written application and proposal to hold the 5K and Fair in Kingston on May 12, 2018.

Mr. Chaffee described the event as a race with up to 2,000 runners, in conjunction with a family fair on the Kingston Plains expected to draw 2,000 to 3,000 attendees. Live music, food booths, a climbing wall and a beer tent are to be included. The race would begin at 10 AM and the fair would run from 10 AM until 1 PM.

Police Chief Don Briggs, Fire Chief Bill Seaman and Road Agent Rich St. Hilaire were all present to review parking and safety concerns. Mr. Chaffee had met with the Department Heads prior to this meeting to get their input and help with planning. Selectman Broderick expressed concern about the disruption to residents the race would cause, and also cautioned Mr. Chaffee that there is no potable water available on the Plains. It was decided that communication will be key to ensuring all residents are informed, and police presence along with race officials could handle issues that might arise. Mr. Chaffee said that organizers are prepared to deal with the water issue, as when the event was held in Londonderry there was no water available either. Limitations on the beer tent were discussed.

Plans for security, fire, traffic control and parking, medical response, sanitary facilities and bathrooms and food were included in the information packet. Chairman Heitz noted to Mr. Chaffee that a permit fee (\$2,500) and liability insurance would be required.

The Fire Chief, Police Chief and Road Agent all said they felt comfortable with the event.

A letter will be sent to event organizers regarding approval and a permit.

### **Administrative Issues/Correspondence**

The following matters were reviewed by the Board:

- CAP Agreement with Primex (property and liability insurance) for July 2019 through June 2022- approved

- Settlement statement and well easement agreement with Senior Housing Development LLC signed (closing date deadline has been extended to March 27, 2018).
- Two appointments to the Conservation Commission
- Test pitting for fire station postponed until Spring 2018

**Review of Previous Meeting Minutes:**

MOTION: Upon motion of Selectman Broderick, second of Selectman Korn, it was voted (two in favor, one abstention) to accept the meeting minutes of December 28, 2017, as written.

**Non-Public Session**

MOTION: Upon motion of Selectman Korn, seconded by Selectman Broderick, it was voted unanimously to adjourn to Non-Public session under the provisions of NH RSA 91-A:3, II(c). The Board adjourned at 8:10 pm.

The Board returned to public session at 8:18 pm.

MOTION: Upon motion of Chairman Heitz and second of Selectman Korn, it was voted unanimously to seal the minutes of the non-public session for an indefinite period.

**Adjournment**

There being no further business before the Board, the meeting adjourned at 8:20 PM.

Respectfully submitted,  
Susan Ayer