

Kingston, New Hampshire
Board of Selectmen
Meeting of March 19, 2018
MINUTES

The meeting was called to order at 7:00 PM in the Meeting Room at the Kingston Town Hall.

PRESENT: Mark Heitz, Chairman; George Korn, Phillip Coombs, Kevin St. James and Donald Briggs, Jr., Selectmen.

The Chairman called the meeting to order and led all in the Pledge of Allegiance. Mr. Heitz then gave the information that Administrative Assistant Catherine Grant has passed away. She was a great asset to the Town for nearly 10 years and will be sorely missed. The funeral will take place at St. Joseph's church in Raymond at 10:00 AM on Tuesday, March 20. The Town offices will open late in order to allow employees to attend.

Reorganization of the Board

The following appointments were made with minimal discussion:

MOTION: by Selectman Korn that the Board re-appoint Mark Heitz as Chairman

SECOND: Selectman Coombs; approved unanimously

MOTION: by Selectman Coombs that Selectman Korn continue to serve as the Selectmen's Representative to the Historic District Commission and Heritage Commission as well as committees for acquisition of the Sanborn School and Fire Department Planning.

SECOND: Selectman Briggs; approved unanimously

MOTION: by Selectman St. James to appoint Selectman Coombs as Selectmen's Representative to the Planning Board.

SECOND: Selectman Korn; approved unanimously

MOTION: by Chairman Heitz to appoint Selectman St. James as Selectmen's Representative to the Budget Committee

SECOND: Selectman Coombs; approved unanimously

MOTION: by Selectman St. James to appoint Selectman Coombs as the Selectmen's Representative to the Capital Improvement Committee.

SECOND: Chairman Heitz; approved unanimously

MOTION: by Selectman St. James to appoint Selectman Briggs to the Cable Television Committee (to be re-formed), and to the Municipal Records Committee

SECOND: Selectman Korn; approved unanimously

Attorney Pat Panciocco and George Benson of Bedford Design re: Well Easement at Senior Housing Project, R34-71B

Attorney Panciocco said that the last time she spoke with the Selectmen the discussion was about testing of the well (to be built on Town land) and monitoring of neighboring wells. For the benefit of the new board members, Mr. Benson gave a brief overview of the project, to be a 58-unit assisted living facility, and said that all state permits have been obtained and that they hope to be building in a month or so. He pointed out the well area on a drawing, noting that an agreement had been entered into with the Town for a 175' protective well easement, for a price of \$75,000.

Mr. Benson said that the well has been dug down to 1,000 feet and is producing water at ~~10,000~~ 10 gallons per minute. As the size of the project will require at least ~~15,000~~ 15 gallons per minute, they will ~~dig~~ drill another 200 feet and then will need to make a decision whether a second well needs to be ~~dug~~ drilled. Given this possibility, Mr. Benson said he would like to be proactive and ask if the town would be willing to grant a second location in case the first well will not produce enough water. As shown on the diagram, the easement area would be enlarged by approximately 25%.

Atty. Panciocco added that the current agreement with the Town runs out at the end of March, so if a second well is necessary, an extension of time may also be needed.

Selectman Briggs asked if this should change the amount of money paid for the easement. Chairman Heitz said that the price should be adjusted according to size, and based on the amount per square foot in the original agreement.

MOTION: by Selectman St. James to allow an increase of 25% in the well easement radius if needed, at an added cost of \$25,000.

SECOND: Selectman Briggs

Discussion took place about the required amount of water, and placement relative to the property line. Atty. Panciocco said that the well radius would still be 50 feet from the boundary. The additional \$25,000 was agreed to be sufficient as long as the radius stays within the boundary shown.

All were in favor, motion passed.

MOTION: by Selectman Korn to extend the existing well easement agreement up to 60 additional days, if needed.

SECOND: Selectman St. James; approved unanimously

Friends of Kingston Open Space (FOKOS) re: possible Conservation land

Glenn Coppelman, Ernie Landry and Rick Russman of FOKOS addressed the Board to update them on information gathered about a parcel of land off Exeter Road, partially in the Town of East Kingston, that they had previously discussed with the Selectmen.

They explained to those present that the parcel, previously the Pine Brook campground, has been idle for some time. The current owner has marketed it as a water source with the potential to produce 120,000 gallons of water per day, and it is still for sale. As it is a

relatively difficult parcel to develop, the owner spoke with the South East Land Trust (SELT), who got in touch with Mr. Russman.

With the Board's permission, FOKOS has reached out to the Town of East Kingston to gauge their interest in the land. Officials in the Town of East Kingston expressed strong interest in working with Kingston to explore options for the land. Mr. Coppelman said that the land is not only a potential water source, but a revenue source as well. It could supply water to the Town of Kingston but also for adjoining communities.

The next step in the process, according to the FOKOS members, is to have the land appraised, which will cost approximately \$3,000. They proposed that Kingston and East Kingston would each contribute \$1,000 toward this expense, and the rest be split between FOKOS and the owner of the property.

Selectman Coombs questioned the role of SELT, and it was explained that they would put together the agreement and work with all parties. Asked by the Chairman if the intent of the group would be to preserve part of the land for conservation and restrict its use, Mr. Russman said that his sense is that it would not; the land would be bought for a purpose.

MOTION: by Selectman Korn, to approve the expenditure of \$1,000 toward an appraisal of the land discussed, located at 57 Exeter Road, Map R35 Lot 10.

SECOND: Selectman St. James; approved unanimously.

Correspondence/Information

- Selectman Briggs shared that the curb cut for development of property on State Route 407 125 behind the Carriage Towne Plaza had been approved.
- Selectman Briggs reported that a bill just passed by the State Senate increased the number of solar panels allowed up to 5 megawatts per lot. He said he felt the Town should look at the landfill as a possible site for solar panels.
- Selectman Briggs reported that he had received an email confirming the intention of Core Physicians to return to its former location at 53 Church Street, following completion of cleanup after the January fire.
- Chairman Heitz read a letter from NH Public Health reporting on a routine water test at the Recreation Center, the results of which were normal.
- A letter from FEMA has been received stating that the grant for the work done on North Road has been closed out, all funds in the amount of \$169,080 having been paid.

BUILDINGS

Town Hall - Mold Testing

A report from EnviroBiomedics, on mold testing done at the Town Hall at the request of an employee's physician, showed high numbers for mold in the atmosphere in the Town Hall lower level. Road Agent Richard St. Hilaire was present to discuss this with the Selectmen, and suggested that the high levels could be partly due to the test being done just after the air ducts were cleaned. He suggested that the test be redone after thorough cleaning of the offices, then waiting the requisite 3 weeks with no cleaning. He

also suggested that a company that has tested the Town Hall in the past be brought in to perform a test more to industry standard.

Mr. St. Hilaire also suggested that all houseplants in the building should be removed, as they may be causing mold spores to be in the atmosphere, and that the carpeting should be replaced with a hard surface floor.

After discussion, the Selectmen asked Mr. St. Hilaire to see that the testing was repeated, and obtain pricing on replacing the flooring.

Meeting Room Changes

Chairman Heitz said that now that the Board has five members, the desk in the Finance Office formerly used by the Selectmen is no longer large enough, and alternatives are being considered for non-public sessions. One suggestion is to renovate the stage area of the large meeting room as a smaller meeting space for use by the Selectmen as well as other groups.

There was a lengthy discussion about how the space could be renovated and made handicapped accessible. Human Services Director Ellen Faulconer asked that the Board keep in mind that the stage is currently utilized for storage of Welfare items and that storage space will need to be planned for.

FIRE DEPARTMENT

Ambulance Bids

Fire Chief Bill Seaman was present with Deputy Chief Marty Conlon. Chief Seaman said that ambulance bids are due by March 23, and opening of bids will be at the March 26 meeting of the Selectmen. After that, he will review them and bring back his recommendations to the Board.

Emergency Response

Chief Seaman reminded the Selectmen that the Town is within the Seabrook Station planning zone, and participates in emergency response drills. He said there is a drill coming up on April 4, 2018, and wanted to alert the Selectmen that someone should participate. Peter Broderick attended in the past, and Chief Seaman said that it would now be a good opportunity for one of the new Selectmen to get involved. The drill will run from 8:00 AM until 4:00 PM, but no one should come in until called.

A Selectman also needs to be at the table for the Hazard Mitigation Plan meeting on April 2. Selectman Broderick had been to every meeting in the past.

Selectman Korn said he will plan on attending the drill on April 4. A reminder of the dates and times will be emailed to all the Selectmen.

Events -325th Celebration Facilities Use Applications

Two applications for the 2019 325th anniversary celebration were submitted for approval. One covers the celebration to be held on the Plains from July 26 through August 4, 2019, on the Plains. A separate application is for the New Hampshire Philharmonic to play on Plains Section 2 under a big tent on August 3, 2019.

MOTION: by Selectman St. James to approve both applications and sign, pending all department approvals

SECOND: Selectman Coombs; 4 in favor, 1 abstention, motion passes.

A third facilities use application was submitted by the 325th Celebration Committee, for a fundraiser to be held on the Plains on August 1, 2018 during the 2018 Kingston Days. The proposed event is a dinner with a cash bar, prizes and entertainment. The application was submitted with an Off-Site Caterers form, to be submitted to the NH Liquor Commission as notification that the Town is granting permission for a caterer to serve alcohol at this event.

MOTION: by Selectman Coombs to approve and sign the State Liquor Commission form.

SECOND: Selectman St. James; 4 in favor, 1 abstention, motion passes.

ELECTION

Warrant Article 13 - New Fire House

Chairman Heitz said that Town Meeting Day went well, and that turnout was good in spite of the bad weather. He noted that Article 13, which asked for funding to draw up plans for a new firehouse to be placed at Main Street and Wadleigh Point Road, was overwhelmingly defeated. He said he feels this calls for a discussion among the Board about where to go from here. He said he feels there are many reasons that people voted against the article, and he would like to work with the Fire Department to discuss how to proceed. It was agreed that a new fire house is needed and that most people support the Fire Department. Placement and cost were agreed to be points of contention.

There was a discussion of changing the makeup of the Fire Department Building Committee to include a cross section of interested citizens as well as Town officials.

MOTION: by Selectman St. James to place a notice to residents, asking if they are interested in serving on a committee to explore the new fire house building.

SECOND: Selectman Briggs; all in favor.

Recognition of Peter Broderick

Chairman Heitz said that he felt Peter Broderick should be formally recognized for his 15 years as a Selectman and many other services to the Town.

MOTION: by Selectman Korn that the Board should send a letter to Mr. Broderick.

SECOND: Selectman St. James; all in favor.

Cable Television

There was a brief discussion of improvements to the current broadcasting of Town meetings, such as streaming from the website. Mr. St. Hilaire reminded them that additional money and personnel for this purpose were voted down at the election. It was agreed that the matter should be explored to see if streaming is possible without additional equipment.

Adjourn to Non-Public Session

MOTION: Upon motion of Selectman St. James, **SECOND** of Selectman Korn, it was voted unanimously to adjourn to Non-Public session under the provisions of NH RSA

91-A:3, II (a) and (c). Selectman St. James, for the benefit of the public, explained that these two RSAs allow non-public discussion for:

91-A:3, II (a): "The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her..."

91-A:3, II (c): "Matters which, if discussed in public would likely affect adversely the reputation of any person, other than a member of this board...."

The Board adjourned at 9:10 pm.

MOTION: Upon motion of Selectman Briggs, **SECOND** of Selectman Korn, it was voted unanimously to return to public session at 10:25 pm.

MOTION: Selectman Korn moved to seal the contents of the non-public session for an undetermined period of time. **SECOND** by Chairman Heitz, unanimous.

Adjournment

There being no further business before the Board, the meeting adjourned at 10:26 pm.

Respectfully submitted,

Susan Ayer