

**Kingston, New Hampshire
Board of Selectmen
Meeting of August 27, 2012
MINUTES**

The meeting was called to order at 6:45 PM in the Selectmen's Office of the Kingston Town Hall. In attendance were Chairman Mark Heitz and Selectmen Peter Broderick and George Korn.

Review of Open Space Capital Improvements Plan Proposal

Ernest Landry of FOCUS was present to review with the Board the 2013 Capital Improvements Plan proposal for open space funding. He explained that there is approximately 800 acres of open space to be conserved before the town will have met its Master Plan goal of having 25% of the town's land area protected. At an estimated average cost per acre of \$5,800.00 to \$6,000.00, Mr. Landry has estimated that a total of \$952,000.00 will need to be raised over the next 18 years remaining in the 20-year plan. Although actual annual proposals recently have taken into consideration the actual economic conditions of the town and been substantially reduced, the annual appropriation to the land acquisition capital reserve fund should be \$53,000 in order to meet the 20-year goal.

Mr. Landry then asked if the Board expects to sponsor a warrant article to purchase with funds from the Land Acquisition Capital Reserve a 56 acre parcel at 91 Rockrimmon Road (Map R31, Lot 15). The Board had agreed at their March 12, 2012 meeting to support the Warrant Article under the assumption that the property will be available for recreational use (other than ATV use) and that water rights will be retained. The Board agreed that they will sponsor the \$85,000.00 Warrant Article.

Discussion of Waste Disposal Options

The Board discussed with Mark and Robert George of Northside Carting in North Andover whether the town will entertain proposals for a new waste hauler/disposal company. Chairman Heitz noted that the town has a long-standing successful relationship with its present contractor but advised that the Board will be willing to review an alternate proposal if there are savings sufficient to make the change worthwhile. To questions about whether various changes in service would be acceptable, i.e., a pay per bag or sticker program, reduced pick-up days, or limited waste volume vs. recycling, Chairman Heitz noted that the Board will look at any proposal submitted and discuss the details at that time, but repeated that any proposal should include substantial cost savings to Kingston's taxpayers.

Acceptance of Library Donations

MOTION: Upon motion of Selectman Broderick and second of Selectman Korn it was unanimously voted to accept personal property donations amounting to a total of \$1,150.00 on behalf of the Library Trustees.

The Board moved to the Main Meeting Room at this time, at the request of the Library / Museum Task Force.

LCHIP Grant Presentation by Library/Museum Task Force

Lesley Hume, Ruth Albert, Elaine Van Dyke, Deborah Powers and Judy Olje, along with other members of the Library/Museum Task Force, outlined for the Board the requirements of a \$50,000.00 grant application for LCHIP funding of renovations to the Nichols Building. The Board had previously committed to supporting the application and making the necessary matching funds available. One of the application requirements is for a Brief Conditions Report including cost estimates of needed repairs. The report must be prepared by a certified contractor listed in the N. H. Preservation Alliance Directory who adheres to the ethics and standards of the Alliance. The Task Force has obtained a proposal for the report from Bedard Preservation and Restoration, LLC, for a cost \$900.00, and hoped to get the Board's approval for the expenditure.

Chairman Heitz expressed the opinion that a \$900.00 fee for an estimate is excessive and that, if the LCHIP grant award is for only a portion of the \$50,000.00 maximum available, that fee becomes prohibitive. He also expressed concern that acceptance of the grant may require a level of insurance coverage for the building that the town doesn't carry at present. As an example, if the requirement is for replacement cost coverage, the expense of that coverage also could be prohibitive. He noted that the proposed use of the building is comparatively limited and that any plan for renovations needs to take that into consideration. The archived records and historical artifacts proposed to be stored in the building will be in a far more suitable environment than at present, even if no renovations were undertaken. Outside of roof repairs - which Road Agent and Buildings Maintenance Supervisor Richard St. Hilaire thinks will be limited to replacement of some of the tiles - other improvements likely will not be cost effective.

MOTION: Upon motion of Selectman of Selectman Broderick and second of Selectman Korn, the vote to authorize a \$900.00 expenditure for the purpose of obtaining a Brief Conditions Report for inclusion in an LCHIP grant application to fund Nichols Building renovations was recorded as follows: Selectman Broderick - Aye; Selectman Korn - Aye; Chairman Heitz - Nay. The motion carried.

Review of Previous Meeting Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick, it was unanimously voted to approve the minutes of the August 13, 2012 meeting as printed.

MOTION: Upon motion of Selectman Broderick and second of Selectman Korn, it was unanimously voted to approve the minutes of the August 20, 2012 meeting as printed.

Adjournment

There being no further business before the Board, the meeting adjourned at 8:25 pm and the Board retired to address administrative issues.

Respectfully submitted,
Catherine Grant
Administrative Assistant