

**Kingston, New Hampshire
Board of Selectmen
Meeting of July 29, 2013
MINUTES**

The meeting was called to order at 6:34 pm in the Selectmen's Office of the Kingston Town Hall. In attendance were Chairman Mark Heitz and Selectmen Peter Broderick and George Korn.

Revaluation Update

Fred Smith of Purvis and Associates was present with preliminary 2013 Estimates of Value for the properties in town. The values reflect a 5-year measure/list process wherein each property was visited to ensure that the assessment information in the town's records is accurate. The assessing firm then analyzed Kingston sales over the past two and a half year period to determine values of property and will apply the resulting data to the updated listing information to arrive at assessments more closely related to current market values. Notices advising of the new values will be sent to property owners in mid-August, and taxpayers will be afforded an opportunity to contest their new assessments at hearings with representatives of Purvis and Associates. Hearings will be by appointment only.

Greenwood Beach Discussion

John Whittier was present on behalf of the First Congregational Church to advise that beachgoers at the Greenwood Pond Beach have been using the trash dumpsters at the Church and have been entering the church to use the restrooms. He asked that the beach be posted for a carry in - carry out policy, that a dumpster be provided for trash, and that a porta-potty be installed. Selectmen advised that signs are in the process of being made and should be up within the next week or so. They agreed to have a porta-potty installed on the beach. They advised however, that placement of a dumpster likely would exacerbate the trash problem by attracting more trash disposal. The signs will advise of a carry in - carry out policy and also will restrict beach use to residents and their guests. It's hoped that those policies will substantially reduce the problem the church has been having with trash being left. It was suggested that a small sign advising that there are no public restrooms in the church be posted on or near the church entrance to discourage beachgoers from entering.

Personnel Policy Discussion

Fire Chief Bill Seaman and Deputy Chief Rick Fowler were present to discuss with the Board the fact that, due to clauses contained within the state's Constitution, municipalities may not impinge on the rights of their employees to carry firearms. They provided copies of a recent article printed in the New Hampshire Municipal Association's *Town and City* magazine and advised that they just want to make the Board aware that a provision in the Personnel Policy prohibiting employees from bringing weapons other than tools of their trade to work may be subject to challenge.

Nichols Building Discussion

Library Trustee Chair Lesley Hume, Trustees Jayne Christie, Elayne Van Dyke and Jef Flanders-McDougal, Historical Museum Committee members Ruth Albert and Lindsey McDougal, and Road Agent Richard St. Hilaire were present to discuss the Nichols

Building and its present status. Programming for Kingston Days includes tours and a presentation to be held in the building and it was hoped that any concerns of the Fire or Building Departments can be addressed beforehand.

Ms. Hume advised that a waiver by the Fire Marshal issued when the building was open as a public library remains in effect because of the building's continual designation as a library facility. The Trustees have maintained contact with the Trust Division of the state Department of Justice to ensure that they haven't lost that designation as they work to transition from a full service public library to a research library and reading room. That work has been continual and ongoing since closing of the public library at that location. She also advised that she understands removal of some of the shelving from the building has increased the usable square footage, thereby changing the designation for fire safety purposes from a place of business to a place of assembly, however it's the Trustees' and Historical Museum Committees' intent to restrict occupancy at all times to fewer than fifty persons. Previously public spaces such as the downstairs and second floor spaces no longer are to be open to visitors. Additionally, although the building isn't ADA compliant, the Trustees have devised means by which to accommodate those who are handicapped, which is the requirement of ADA laws when dealing with buildings of an historic nature such as the Nichols Building.

Chairman Heitz noted that the proposed use of the building is of far lower impact than its previous use as a public library and advised that the Trustees and Historic Museum Committee members have spoken with the Selectmen numerous times to ensure that everyone is aware of how the proposed use of the building will be compliant with safety and building code requirements as well as with the Trust restrictions.

Selectman Broderick stated that he needs final clarification concerning from what department the expenses of operating the Nichols Building will come. Chairman Heitz advised that it's been determined that, as a town building, the general upkeep and maintenance of the building will come from the Municipal Buildings Budget line. The limited expenses expected to be incurred in maintaining and cataloging the reference materials and displays will be requested through Warrant Article or, because they aren't expected to be excessive, may be requested from the Selectmen's budget.

Ms. Hume advised that a report is expected from SFC Engineering relating to the proposed use of the Nichols Building in light of its status as an historic building as well as to compliance issues with building and safety codes.

Discussion of Proposed Fire Station Addition

Chief Seaman advised that he would like to be on an agenda in the near future to discuss a proposed addition to the Main Street Fire Station. It's hoped that a funding request will be ready for presentation to the Town Meeting in March of 2014.

Proposal for Gasoline and Diesel Supplies

Road Agent Richard St. Hilaire advised that the state has offered use of their supply tanks, located on Mill Road, for gasoline and diesel at a cost per gallon of .30 above their cost, with no taxes. Chairman Heitz voiced concern about the continuing dependability of supply and suggested that Mr. St. Hilaire get three or four estimates for replacing of the dispensers and tubing for the existing town pumps. The single estimate received to date is \$39,000.00 for the necessary work. Inspection of the tanks last year found them 100% compliant with state standards.

Review of Previous Meeting Minutes

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was unanimously voted to accept the minutes of the July 15, 2013 meeting as printed.

Administrative Issues

MOTION: Upon motion of Selectman Korn and second of Selectman Broderick it was voted to approve the proposed By-laws and Mission Statement of the Heritage Commission, as presented to the Board by chairman Debra Powers at the July 15, 2013 meeting.

A purchase order for a card swipe and printer to enable the Town Clerk-Tax Collector's office to receive credit and debit card payments was signed by the Board. It was noted that a 2.95% transaction fee will be charged to residents who use the service.

MOTION: Upon motion of Chairman Heitz and second of Selectman Broderick the Board unanimously voted to contribute \$181,343.00 from the Land Acquisition Capital Reserve Fund to acquire a conservation easement on 93.06 acres of land on Little River Road known as the LaBranche Farm, as per the 2011 Article 26 affirmative vote of the Town Meeting. Further, the Board accepts executory interest in the easement.

The Board signed a closing statement and the easement document for the purchase of the Labranche Little River Road farm easement and signed a Certification of the foregoing motion for the record.

MOTION: Upon motion of Chairman Heitz and second of Selectman Korn it was unanimously voted to adopt a Board procedure calling for filling of vacancies on the Historic District Commission or Heritage Commission within 60 days of receipt of notification of the vacancy. A Certification of the motion was signed by the Board.

A Notice of Violation for an apparent in-home occupation was signed for property at 7 Bassett Road. It's believed that a site plan review by the Planning Board is necessary.

A report of activity from an abutter to a Conservation Easement property was reviewed and discussed. Selectman Broderick advised that he has contacted the State Wetlands Bureau to inspect the site for violations.

A request for the DOT Bridge Aid program to reimburse 80% of construction costs incurred in the 2008-09 replacement of the New Boston Road Bridge was signed.

Adjournment

There being no further business before the Board the meeting adjourned at 9:28 pm and the Selectmen retired to sign orders for payment.

The next meeting will be held on August 12, 2013 at 7:00 pm. (subject to change).

**Respectfully submitted,
Catherine Grant
Administrative Assistant**