

**Kingston, New Hampshire  
Select Board  
Meeting of August 23, 2021  
FINAL MINUTES**

The meeting was called to order by the Chairman at 6:42 pm.

**PRESENT:** Phillip Coombs, Chair; Richard Wilson, Vice Chair; Electra Alessio, Donald W. Briggs, Select Board Members.

**ABSENT:** Kevin St. James, Select Board Member

**NON-PUBLIC SESSION:**

**MOTION:** by Selectwoman Alessio, to enter non-public session under RSA 91-A:3, II (a) Personnel

**SECOND:** by Chairman Coombs

**All in favor**

**Meeting adjourned to non-public session at 6:43 PM.**

**MOTION:** by Selectwoman Alessio, to return to public session at 7:02 PM

**SECOND:** by Chairman Coombs

**All in favor**

**Motion made to seal these minutes:** Motion made by Selectman Alessio, seconded by Selectman Briggs, because it is determined that divulgence of this information likely would...

\_XX\_ Affect adversely the reputation of any person other than a member of this board.

**Roll Call Vote to Seal Minutes:**

Phillip Coombs	Y	Richard Wilson	Y
Kevin St. James	Absent	Electra Alessio	Y
Donald Briggs	Y		

**Motion: PASSED**

**Discussed in non-public session: Compensation of personnel**

**APPOINTMENTS:**

**Paul Butler, Recreation Director**

Mr. Butler made a public announcement about fundraising activity at the Recreation Department. He said that funds are currently being raised to supplement the \$29,000 that was approved by the voters in March for upgrading the Stepping Stones playground. Partners Bank has pledged up to \$10,000 in matching funds, and fundraising ideas are welcome. He said that bricks are being sold by the Town Clerk's office, for \$100 or \$250, that will be placed at the playground. He said that anyone that wishes to give a large donation may have a plaque placed, or possibly even have the playground named after them. Ideas can be shared with Caitlyn Milhomme in the Town Clerk's office, or with Mr. Butler directly.

**Boy Scouts Troop 93**

Scout leader Tim Blomberg introduced members of his troop who are pursuing a Citizenship and Community merit badge, saying that one requirement is to attend a Board meeting. Each Scout addressed the Board with a question about Town matters; subject matter included the new Fire Station, invasive species in local ponds, and Conservation trail projects. The Scouts stayed for the rest of the meeting to observe and learn about various meeting procedures and Town topics.

#### **Highway Agent: Paving bids**

Highway Agent Rich St. Hilaire informed the Board that he had received three bids for 2022 paving work. These had been opened together with the Administrative Assistant prior to the meeting; Mr. St. Hilaire took copies in order to review the bids and give his recommendation. The three bidders were Pike Industries, Brox Industries, and Bell & Flynn. Mr. St. Hilaire said that Pike Industries is the low bidder by over \$50,000, and for that reason he recommends that the Town contract with Pike for the paving work. He went over the details of the pricing with the Board.

The total bid price is \$386,762.45.

**MOTION:** by Selectwoman Alessio, to award the paving bid to Pike Industries for the sum of \$386,762.45.

**SECOND:** by Selectman Briggs

Mr. St. Hilaire said that the numbers are not precise, and that more gravel may be needed, and that a not-to-exceed number of \$400,000 is preferable.

**Motion was amended by Alessio, seconded by Briggs:** to award the paving bid to Pike Industries for a sum not to exceed \$400,000.

**All in favor**

#### **PUBLIC COMMENT I:**

Scoutmaster Blomberg asked about the status of the Sanborn Seminary sale.

Selectwoman Alessio answered that by mutual agreement between the Town-School District and developer Chinburg Properties, the sale has not gone through yet. She said that Chinburg is actively working on plans to bring forward to the Planning Board. The project is still moving forward, but the real estate closing has been put off until March of 2022.

#### **COMMITTEE LIAISON REPORTS:**

Selectman Briggs said that the **Fire Station** project is proceeding smoothly. Selectman Wilson reported that the **Planning Board** had given conditional approval to Campers Inn for their parking lot plan. Selectwoman Alessio said that **Kingston Days** was very successful. She said that the **Zoning Board of Adjustment** has no applications and so did not meet in August and won't meet in September either.

#### **OLD BUSINESS:**

##### **Conservation project - Manuel Property boat launch proposal**

A more formalized plan had been submitted by Conservation Trails Subcommittee Chair Greg Senko, who was present to discuss the proposed project. He said some changes had been made pursuant to comments made during the site walk. He said that there

were some concerns expressed by abutters about potential use or misuse of the property, and he has tried to address as many as possible. Signage has been added, turnouts will be marked and additional turnouts will be added.

Selectman Wilson said that it needs to be ensured that there is room for cars to pass each other and not block exit, as it is a very narrow road. Mr. Senko said that there will be one or two bypass pullover areas between Lake Street and the launch area so that cars can pass. Selectwoman Alessio commented that while she does have reservations about the narrow access, she is in favor of giving the project a chance, and see how it works. Mr. Senko said that if there are problems, the road could be blocked off with a cable or a gate. Selectwoman Alessio said she approves the use of the lake, via land that the Town paid money for. Mr. Senko said that it is a beautiful spot on Country Pond, which will be made more accessible.

**MOTION:** By Selectwoman Alessio, to approve moving forward with the Manuel Property boat launch project, and to plan to reassess in one year.

**SECOND:** by Selectman Briggs

**All in favor**

#### **Sale of Town Lots: Next steps**

There was a discussion of setting minimum bids for the four properties to be sold. All are empty, unbuildable lots; the auctioneer has been contacted and has given information about his pricing; winning bidders will be charged a 10% buyer's premium, and the Town will not be charged anything as long as the total successful bids total at least \$25,000. If the bids total less than \$25,000, the Town will need to pay part of the auctioneer's fee.

Minimum bid amounts suggested by Selectman St. James were reviewed; it was also agreed that Lot 175, which has hazardous trees that need removing, should not be priced over the Town's costs for surveying that was done. There was a discussion of the details of the sale and deeds, and how to make it clear the lots are all sold "as is" and unbuildable.

**MOTION:** by Selectman Wilson, to move forward with the process of selling the lots with the recommendation of Town Counsel on how to write the restrictions.

**SECOND:** by Selectwoman Alessio

Selectman Briggs asked if the minimum bids should be included in the motion.

Chairman Coombs read them off:

Map U4 Lot 27 -- \$6,850

Map U4 Lot 30 -- \$5,850

Map U4 Lot 87--\$10,000

Map U4 Lot 175 - to be determined, based on cost of survey

Selectwoman Alessio stressed that wording on the deeds needs to be obtained from Town Counsel as soon as possible.

**All in favor**

#### **NEW BUSINESS:**

### **LED Lighting for Town Buildings**

Mr. St. Hilaire had followed up on the streetlight replacement project by looking into LED lighting upgrades for Town buildings. He has gotten a proposal from Affinity Lighting, the company that did the streetlights, which he discussed with the Board. He said that it will take 7 to 8 years to pay off the cost of the upgrade, and that after that the Town would save money.

Mr. St. Hilaire said that as it is budget time, it is time to decide if the Town wants to pursue this, and if bids should be solicited. Chairman Coombs said he felt it would be worthwhile to get two more bids to check the numbers. He questioned if it could be paid for in the budget; Mr. St. Hilaire said that it could be taken out of the capital reserve warrant article fund going forward, or be paid from the capital improvements budget. There was agreement that at least the Town Hall, Police Station and the old Highway building are good candidates for LED lighting upgrades.

### **BOARD BUSINESS:**

Selectman Wilson said that a Cease and Desist had been issued on Fieldstone, and owner John Wilder had come in to talk to the Board, after which he had said he would come in to take care of the items he needed before commencing work. Mr. Wilder has been observed doing work on the site on multiple occasions, even though he has not secured a bond or gotten his Mylar plan recorded. Selectman Wilson said that it is a serious situation, that the runoff from the driveway onto Route 125 has DES involved. Town Counsel will be consulted about initiating a Notice of Violation.

Selectman Wilson also spoke about a travel trailer in Town that is being lived in with no septic or running water. He said there are several trailers in town that need to be vacated, either for Health reasons or because the 90-day permit has expired. Details will be discussed in non-public session.

**PUBLIC COMMENT II:** One Scout asked what the difference between a Warrant Article and a budget is. Chairman Coombs explained the two types of Warrant articles.

### **CORRESPONDENCE, APPLICATIONS, PURCHASE ORDERS:**

- Chairman Coombs announced that with another resignation from the Trustees of the Trust Funds, that committee has two vacancies. He explained the role of the Trustees to manage funds for the Town, and encouraged any residents interested in serving to come in to the Selectmen's office or contact Brad Maxwell.
- Four Pole/Conduit Licenses were signed
- A special event permit application for Saddle Up Saloon was received only today; Chairman Coombs said that as the requisite time to review it was not given, it will be decided on at next Monday's Department Heads meeting.
- A letter has been received from the NH Dept. of Historical Resources regarding the placement of the Plains Cemetery on the National Register of Historic Places. The Board will send a letter supporting this placement.
- The first tranche of the Local Fiscal Recovery Fund from the American Rescue Plan Act has been received. On a Motion by Selectwoman Alessio, Second by Selectman Wilson, all were in favor of accepting the funds, in the amount of

**\$337,414.73, as unanticipated funds. A public hearing to appropriate the funds will be held at a later meeting.**

- **A letter from Bresnahan Moving regarding a trailer for use by customers was read. It was agreed the trailer presents no problem; no action will be taken.**
- **A request from an employee to bring a dog to work has been received; it will be discussed in non-public session.**

**APPROVAL OF MEETING MINUTES:**

**MOTION:** by Selectman Wilson, to approve the public and non-public meeting minutes of August 9, 2021 and August 13, 2021, public and non-public, as submitted.

**SECOND:** by Selectwoman Alessio

**All in favor**

**NON-PUBLIC SESSION:**

**MOTION:** by Selectman Wilson, to enter non-public session under RSA 91-A:3, II (a) Personnel and II (d) Consideration of the acquisition, sale or lease of real property, and (l) legal advice

**SECOND:** by Selectwoman Alessio

**All in favor**

**Meeting adjourned to non-public session at 8:08 PM.**

**MOTION:** by Selectwoman Alessio, to return to public session at **8:56 PM**

**SECOND:** by Chairman Coombs

**All in favor**

**Motion made to seal these minutes:** Motion made by Selectman Alessio, seconded by Selectman Wilson, because it is determined that divulgence of this information likely would...

XX Affect adversely the reputation of any person other than a member of this board.

**Roll Call Vote to Seal Minutes:**

Phillip Coombs	Y	Richard Wilson	Y
Kevin St. James	Absent	Electra Alessio	Y
Donald Briggs	Y		

**Motion: PASSED**

**Discussed in non-public session: Personnel; acquisition of real property; legal advice on a settlement offer**

**MOTION:** by Selectwoman Alessio, to authorize the Chairman to investigate the purchase of property with water source potential, and to enter into a verbal agreement based on a price that has been discussed.

**SECOND:** by Selectman Wilson

**All in favor**

**Adjournment:**

**Meeting Adjourned at 9:00 PM**

Respectfully submitted, Susan Ayer, Administrative Assistant