

Kingston, New Hampshire  
Board of Selectmen  
Meeting of October 1, 2018  
FINAL MINUTES

The meeting was called to order at 7:02 PM in the Meeting Room at the Kingston Town Hall.

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

**ABSENT:** Selectmen George Korn

**APPOINTMENTS:**

**Dave Allwine, Stantec: DES Response to Site Testing at Fire Station**

Dave Allwine introduced himself as the Stantec Project Manager for the environmental testing done at the Kingston Fire Station for PFOAs and PFOs. He said that after his report was completed, it went to the State Department of Environmental Services in June, 2018. He said he is here to discuss the response letter from DES Engineer Kate Emma Schlosser and answer any questions of the Board.

Mr. Allwine outlined the recommendations in the DES letter, including:

- Identifying specific sites (wells) for additional sampling, to include on-site monitoring wells and “sentry” drinking water wells on adjoining properties within 1,000 feet of the site.
- Testing the identified sites three times, in November of 2018, March of 2019 and July of 2019. (Drinking water wells not yet tested were suggested to be sampled twice, and those tested only once to be sampled once more.)
- Provide a work plan to evaluate the extent of lead and arsenic impacts to soil, coming from the dry well on the site.

Mr. Allwine said that wells within 1,000 feet of the site need to be identified, but that which would be tested depends on if they are down-gradient. He added that some up- or side- gradient wells might be included if prior sampling showed PFOs or PFOAs, as a different source could be involved. Road Agent Rich St. Hilaire said that the major source area is uncertain and may not be the fire station.

Budget concerns were discussed, and Mr. Allwine said that analysis alone of one well costs \$300. Road Agent Rich St. Hilaire said that the first tests would be in the 2018 budget, the others in 2019. He also noted that not all residents would want their wells tested; of the initial 250 mailings, a number of respondents refused testing. Fire Chief Bill Seaman informed the Selectmen that the grant the Town applied for to offset the cost of installing filtration systems and to install a holding tank has been denied. Methods and budgeting for soil testing at the fire station site were discussed. Mr. St. Hilaire said that disposal of the soil will be a big expense.

The Chairman asked if there have been any changes in the monitored wells. Mr. Allwine said that the contaminant levels seemed to go down in most wells, but that there is a lot of fluctuation. He said that several rounds are needed to get an average.

The Selectmen asked Mr. Allwine to get back to them with a proposal to bring to DES. Mr. Allwine will continue to work directly with the Road Agent. Mr. St. Hilaire will get quotes for a filtration system.

### **Storm Water Management: Notice of Intent for Coverage under Small MS4 General Permit**

Jennifer Pisani of GeoInsight was present along with Mr. St. Hilaire, to discuss the Notice of Intent for a storm water protection plan mandated by the Environmental Protection Agency (EPA). Mr. St. Hilaire said that he had been the responsible party in the past, but now the document is to be signed by the Chairman.

He said that in the last round, he had included the entire town in the management area, but this time, as the process is much more expensive, he had narrowed the areas to those that are mandatory per the EPA, shown as hatch-marked areas on the included map.

Best Management Practices have been identified that will be employed to address each of six Minimum Control Measures. Regulated water bodies in town are shown on the second map in the packet. Mr. St. Hilaire said that new this year are reduction plans for phosphorous and bacteria. He said that the town gets credit for things it already does, for example participating in Household Hazardous Waste Collection days. These should be continued and public outreach and education increased.

Part of the program is measurement of water after big rain storms, under timing and procedures defined by the EPA. The need for trained personnel and volunteers can be offset by pooling resources with other towns and taking advantage of support services including the Rockingham Planning Commission and Seacoast Stormwater Coalition. Mr. St. Hilaire said that it costs money to join the coalition but that it is more than worth it to avoid paying to develop a plan and train volunteers.

He said that some sampling and testing has been done and the EPA has used this information. Budgeting for cost in the Highway Budget is at \$8,000 but may be amended once the costs are better known. Ms. Pisani said that complaints about cost from towns were heard 5 years ago, and some parts of the permit have been reduced. She said that parts of the permit will not apply to all towns.

### **Public Comment:**

Gregory Senko of Sunshine Drive and a member of the Country Pond Lake Association, said that some of what the association already does is similar to the MS4 requirements. After seeing bacteria blooms, they shared this information with the NH DES and have continued to work with them and the Rockingham Planning Commission and the Powwow Watershed Collaborative. Mr. Senko said that the Lake Phosphorous Control Plan in the MS4 is the same as what they are already doing. He said that the Association has volunteers willing to help who already know the process of sampling and taking samples to Concord. He added that the Conservation Commission has been paying for tests on two ponds, and also reaching out to educate homeowners.

**MOTION:** by Selectman St. James, to authorize the Chairman to sign the Notice of Agreement for coverage under Small MS4 General Permit.

**SECOND:** by Selectman Briggs

**In Favor: 3 Abstention: 1; Motion passes**

Ms. Pisani took the signed agreement with her and will email it to her EPA contact.

**Road Agent and Fire Chief re: Dry Well and Water Treatment at Fire Station**

Mr. St. Hilaire and Chief Seaman agreed that this topic was sufficiently covered by the Stantec/DES discussion, above.

**Ernie Landry and Rick Russman - 57 Exeter Road Map R35 Lot 10**

As Mr. Russman was not yet present, the Board took the Masonry Bids opening out of order.

**Nichols Museum Masonry Project Bids - OPEN**

Three bids were received for consideration to do masonry repair at the Nichols Museum:

| <b><u>Company Name</u></b>       | <b><u>Job Portion</u></b>      | <b><u>Cost</u></b> |
|----------------------------------|--------------------------------|--------------------|
|                                  |                                |                    |
| <b><u>Pendlebury Masonry</u></b> | Front Step Wing Walls          | \$7,800.00         |
|                                  | Chimney                        | \$9,500.00         |
|                                  | Stone Columns                  | \$2,800.00         |
|                                  | Turret                         | \$2,800.00         |
|                                  | Exterior Walls                 | \$7,500.00         |
|                                  | Flashing                       | \$6,500.00         |
|                                  | Mortar Analysis                | \$1,200.00         |
| <b><u>Total Bid:</u></b>         |                                | <b>\$38,100.00</b> |
|                                  |                                |                    |
| <b><u>Tito Masonry</u></b>       | Front roof opening             | \$39,500.00        |
|                                  | Chimney, including scaffolding | \$28,450.00        |
|                                  | Circular Wall                  | \$19,800.00        |
| <b><u>Total Bid</u></b>          |                                | <b>\$87,750.00</b> |
|                                  |                                |                    |
| <b><u>Target New England</u></b> | No details given               |                    |
| <b><u>Total Bid:</u></b>         |                                | <b>\$7,786.00</b>  |

The bid packages were given to the Road Agent to review and provide a recommendation to the Selectmen.

**Ernie Landry and Rick Russman - 57 Exeter Road Map R35 Lot 10**

Mr. Landry and Mr. Russman of Friends of Kingston Open Space (FOKOS) recapped progress made in the possible purchase of this property, which is partly in East Kingston and has potential value as a water source. Crafts Appraisals was chosen to do the

appraisal, and FOKOS has been looking into water consultants to appraise the value of the water source.

The Selectmen reviewed a scope of work and cost estimate submitted by Geosphere Environmental Management, Inc. The estimated project cost if done by Geosphere is \$3,500; when added to the \$3,700 estimate from Crafts for the main appraisal, the total will be \$7,200, \$700 over the total of \$6,500 approved by the Selectmen at a prior meeting. Mr. Landry said they are here to see if the Selectmen are amenable to the increased cost.

**MOTION:** by Selectman Coombs, to authorize the expenditure of an additional \$700, total \$7,200, to finalize the evaluation of the property at Map R35, Lot 10.

**SECOND:** by Selectman St. James.

Discussion took place on the decision to take the appraisal phase on without including East Kingston or the property owner, to expedite the process. It was noted that East Kingston has been notified of the decision, and is still interested in being involved. A decision on how to go forward will be made once an appraised value is known. Involvement of the South East Land Trust was also discussed, and Mr. Russman said that at this phase they are only facilitating the process. Later the Town can enter discussion with SELT if it decides to involve them with land acquisition, grants or possible easements.

**All in favor.**

#### **Assessing Contract Bids - OPEN**

The Selectmen opened 5 bids received from companies interested in the Assessing contract with the Town for years 2019 through 2023. The Request for Bids specified continuing with a 5-year cycle, with the next revaluation occurring in 2023. Bids were received from KRT Appraisal, Avitar Associates, Corcoran Consulting Associates, Inc., Municipal Resources, Inc., and Whitney Consulting Group, LLC.

The Chairman said that the figures will be reviewed once in spreadsheet form in order to compare apples to apples.

#### **APPROVAL OF MEETING MINUTES:**

##### **September 24, 2018, Public and Non-public:**

**MOTION:** by Selectman St. James, to approve the minutes of September 24, 2018 as written.

**SECOND:** by Selectman Briggs

**All in favor.**

#### **ADMINISTRATIVE:**

##### **Applications, Correspondence, Executive, Other**

- A letter from a resident concerning mailbox placement was read. Selectman St. James will follow up with the resident.
- Appointment form signed: Selectman St. James as Alternate member of Fire Station Building Committee

- Selectman St. James said that the Heritage Committee Chair, Deborah Powers, had contacted him and said they will be holding a fundraising raffle. It was determined that no permission or permit is necessary.
- A letter of thanks from the South Shore Outboard Motor Association and report on a successful event on September 22 and 23 was read.

### Non-Public Session

**MOTION:** Upon motion of Selectman Briggs, **SECOND** of Selectman Coombs, it was voted by roll call to adjourn to Non-Public session under the provisions of NH RSA 91-A:3,II (e) Consideration of legal advice.

**In Favor: Briggs, Heitz, Coombs, St. James; Motion passed.**

The Board adjourned at 9:20 PM.

**MOTION:** Upon motion of Chairman Heitz, **SECOND** of Selectman St. James, it was voted by roll call to return to public session at 9:45 PM: **In Favor: Briggs, Heitz, Coombs, St. James.**

### Adjournment

**MOTION:** by Selectman Coombs, to adjourn at 9:46 PM

**SECOND:** by Selectman Chairman Heitz

**All in favor.**

Respectfully submitted,  
Susan Ayer  
Administrative Assistant