

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of September 9, 2019  
FINAL MINUTES**

The meeting was called to order at 6:00 PM in the Meeting Room at the Town Hall.

**PRESENT:** Chairman Mark Heitz; Kevin St. James, Vice-Chair; Donald Briggs, Jr., Phillip Coombs, Richard Wilson, Selectmen.

**APPOINTMENTS:**

**Work Session with Fire Station Building Committee:**

Committee members Mark Furlong, Chuck Hart, Kent Walker, Rich St. Hilaire, Interim Fire Chief Graham Pellerin, Brian Gallant, William Sullivan and Andrew Berridge were present to share progress of the committee and discuss Fire Department issues that could affect the project.

Mr. Furlong gave an update on the project, saying that they have gained momentum since meeting with the Board 2 weeks ago. He said that the committee interviewed 4 firms today in their search for a Construction Manager, and will come back to the Board next week with a recommendation. He said that the Construction Manager will then take the work of the committee and SMP Architects forward to the March Town Meeting; it is expected that the Warrant Article for the building can be prepared by the end of the year.

Mr. Furlong said that there will be a meeting with SMP Architects next week for the next generation of the building's design. Committee members discussed the changes to the design, which was begun when the project was being planned for Wadleigh Point; the plan has been reconfigured to a degree. Mr. Walker said that areas of the building such as bathrooms and conference rooms have generally been tweaked down to smaller spaces, and there are two less truck bays in the newest design. Square footage has been reduced from 16,300 in the original design to under 15,000. Space is being set aside for future needs to avoid having to add on later at a greater expense.

There was a discussion of running water for the sprinkler system from the cistern at the school, and Selectman Briggs said that he has had conversations with School administrators about turning the system over to the Town. It was noted that the backup generator is old and undersized and will need to be replaced; 50% of this cost will be picked up by Seabrook and 25% by the state.

Discussion then turned to the questionnaire sent by the Board to Fire Department personnel to get their opinions on the Interim Chief choice as well as on solutions to various problems facing the Department. Chairman Heitz said that this questionnaire was triggered by Chief Seaman's retirement as well as reports that there have been problems getting ambulances out in a timely manner due to lack of personnel. This caused a conversation about solutions such as per diem help, use of a private ambulance service, or regionalization if there will be problems staffing a new station 24 hours per day. The Chairman said that the Board is all for securing the land and going

forward with contracts in place for the building, some of which are already paid for. However, he said he would like to know where the Department would like to go before spending 5 million dollars on the new building. Selectman Coombs said that the Board did not mean to dismiss all the work done by the Committee, but said that he doesn't want to see the project fail at the election. He pointed out that many were opposed the last time because of proximity to the lake, and he would not like it to fail because voters use the excuse of ongoing issues. He added that this started as a minor discussion of the Board, that had taken place in the last two weeks. He said his own personal opinion is that he would not like the project to lose political capital due to problems with staffing, and would like all the ducks to be in a row before going to a vote.

Mr. Pellerin said he is looking at per diem staffing, and will have a report on that for the next meeting. He said that regionalization will take years to implement if it can be done. And he also said that bunk space will be needed even if a private ambulance service is hired, as they will use the building. He said that from his perspective he would not let the current issues impede progress on the building. He also said there will be no cost savings with going to a private ambulance, and that residents will not be happy because of the bill collection for use of the service.

Selectman Briggs said that he agreed that per diem staffing is the most important issue, to solve the immediate staffing problem, and hoped it could be agreed to immediately as it is an emergency situation. He also made a recommendation to the Board to set a meeting with all neighboring towns to talk about regionalization. He said Select Boards and Fire Chiefs should be contacted to get a group of town representatives together to find out if there is even interest in regionalization. He said he thought a lot of towns will not want to give up their own turf, and that if there is no interest, that option will be out.

Mr. Berridge said that he was in East Kingston before coming to Kingston, and that 25 years ago they had the same problem. He said that they looked at regionalization in several different layers and in the first layer, no one wanted to give up local control. He also said that regionalization sets up a new political subdivision; someone will manage it but it won't be the Town. This will cause a disconnection with the residents. He said that East Kingston also did not want private ambulance service due to the cost to residents. He said that the issue went away in a relatively short period of time.

Selectman Wilson said that he is against delay, that the fire station needs to be built, including enough sleeping quarters. He said that the new station will attract new members and bring some back, and Kingston can be a positive leader. He did agree that the Town should proceed in such a way to avoid having a brand new empty station one day.

Selectman St. James said he has heard all the questions and said the Board understands a new station is needed, but he just wants to know what sort of building and how big it will need to be. He said he does not want to lose momentum, but the questions need to be answered before going to the voters. Selectman Coombs agreed, saying that the Board needs to have answers, because the voters will have the same questions. Selectman St. James said that the Department does have an immediate

problem and that Mr. Pellerin should come back with full information about per diem hires. He agreed that Chiefs in nearby departments should be contacted, to have a conversation about regionalization and how to help one another. He said these problems are not unique to Kingston, or even to the immediate area, they are state-wide.

Selectman Briggs said that he really does not understand how regionalization works, and would need information on this. There was a discussion of various models and the problem of response times if personnel are coming from one location rather than coming from their homes at night, as volunteers, and also impacts on insurance rates. It was agreed that there may well be no interest, and that if there is not, this needs to be known.

Mr. Pellerin said he understands that the Board has questions, but that the building plans he has seen would work for per diem help or privatized ambulances, it is all-purpose. It was noted that with per diem help the private ambulance would not be needed. He said regionalization might require a change of location, but the town is nowhere near that. He said these questions need to be answered soon if the department is to gain new members. Selectman Briggs said that he would like to work with Chief Pellerin to contact local towns regarding the regionalization question.

Mr. St. Hilaire said he likes the idea of meeting with other towns, but that such a meeting can't happen in a week. Chairman Heitz said he is not talking about stopping the building, and wants to continue to move forward. He said he just would hate to see the Town go to the expense of a building that needs to be changed. Mr. Berridge said that the committee needs to know they have the support of the Selectmen, as the vote for the building may be close.

It was agreed that having the problems on the table to work on them is helpful. Information on per diem workers and the hiring of a construction manager will be brought to the next meeting. Chief Pellerin will informally poll neighboring Fire Chiefs on their views of regionalization, and Chairman Heitz said he will reach out to Chairmen in other towns.

#### **Purchase and Sale Agreement - Property for Fire Station**

This agreement between the Town and property owners Lisa Lavallee and Tab Burgess was signed by all parties. The closing on this property swap as well as the purchase of the Howard property on Rockrimmon Road, creating a larger lot for the new Fire Station, will take place on October 7.

#### **Rockingham Planning Commission**

Tim Roache, Executive Director of the RPC, along with Dave Walker, Assistant Director and Transportation Program Manager, addressed the Board to share information about the Commission and what services it offers. Mr. Roache said he understood that the Board had questioned why Kingston would pay the RPC when the Town now has Glenn Greenwood as Town Planner. Mr. Roache said that Mr. Greenwood is one of the best

land use planners available, but the RPC is more than local land use board support. He said they are a resource for many things, transportation being a big one.

He said their Metropolitan Planning Organization is a federally-designated transportation planning agency that acts regionally to get matching federal dollars for projects, something towns can't do on their own. He mentioned that Mr. Walker is working on the Route 125 project advisory committee. Chairman Heitz asked if Mr. Walker was involved in the 10-year plan meetings with the State DOT, and he said the RPC is a presence at all of these meetings, and it is a great opportunity for people to come and get information about projects, or put in a plug for a project.

Asked about the dues paid, Mr. Roache said that Kingston's annual membership dues are around \$6,000, or \$1 per capita. He said that about half of that goes to matching funds for transportation work, and the balance to help the town directly or with regional work. Mr. Roache said that the issue of regionalization discussed earlier is an example of something RPC may be able to help with; he said they are not experts on Fire Stations, but can do research on where regionalization has worked or hasn't worked. He said they could help facilitate the discussion, but it would take time. He said they could also help figure out the optimal location for a fire station using transportation software.

Selectman St. James asked about the status of the electricity aggregate through the RPC that Kingston submitted a Memorandum of Understanding on, and Mr. Roache said that the bids have come back and the process is moving forward, and he should receive an email about the next step, which will be meeting to decide on the bids.

#### **Health Officer: Mosquito treatment**

Peter Broderick said that he had talked to Sarah MacGregor of Dragon Mosquito today, and said she is very concerned about a positive hit for EEE virus in Hampstead. She suggested that Kingston should do another round of spraying, as she has seen a significant increase in the mosquito that carries EEE. The cost would be \$800 to spray the dog park, the Plains, and Comeau Field.

There was a discussion about the areas to be included and the budget available.

**MOTION:** by Selectman Briggs to have Dragon Mosquito spray the Plains, the dog park, and Comeau Field with insecticide.

**SECOND:** by Selectman Coombs.

**All in favor**

Chairman Heitz reiterated for the sake of the public, that they should not be using the fields after dusk, and should wear protective clothing and insect repellent even after spraying has occurred. Mr. Broderick was asked to get clarification about the effectiveness of the treatment.

Mr. St. Hilaire said that the football team is out practicing every night. Mr Broderick said he would go by and talk to them.

**PUBLIC COMMENT I:** None heard.

## **OLD BUSINESS**

### **PFA/PFOA contamination and treatment**

Selectman St. James said that representatives from the NH DES will come in to hold a public forum on the topic of PFA/PFOA contamination in drinking water. He said this should be advertised on the website and Newton residents invited. Dates offered were October 9<sup>th</sup> or 23<sup>rd</sup>. Once a date and time are confirmed, the information will be shared.

### **Update on Bresnahan Storage Facility project**

Selectman Coombs said that he and Mr. St. Hilaire and Town Engineer Dennis Quintal had met with the owners to look at the areas of over-cut trees and develop a plan. He said there are multiple goals, including re-establishing the screen the old trees provided. He said that after being on site, his personal opinion would be to aim for 6 to 10-foot trees on the perimeter, with a 50/50 mix of hardwoods and conifers, 10 feet apart. He said the brush is growing up now. He said it is incumbent on the owner to come up with a plan to bring to the Board on September 23<sup>rd</sup>.

## **NEW BUSINESS**

### **Illegal Dumping**

The Selectmen reviewed a complaint received via email about trash being dumped illegally at Lake and Frontage Road. The resident said that unknown people are leaving items that the trash collectors will not pick up, and at one point a plastic pool full of carpet remnants, along with other debris, had sat there for months. The person suggested that if the trash pickup area was moved to Frontage Road by the stop sign, it might stop the illegal dumping as it would be in a more visible area.

Selectman Briggs and Road Agent St. Hilaire agreed that the area is a mess, and though the Highway department has cleaned it up several times, it keeps coming back. It was agreed that Selectman Briggs will contact Waste Management to talk to them about moving the pickup stops in that area.

### **Special Event Permit Application - Bakie Farm dinner event**

The Board agreed that as the Fire Department has been approached, and the site was thoroughly checked out for the last event in January, they were comfortable with signing the permit.

## **COMMITTEE LIAISON REPORTS**

**Inspectors' meeting:** Selectman Coombs reported that the inspectors had talked about having a work session to go over the 325<sup>th</sup> Celebration and bonfire/beer event to talk about how they went and how future events could be improved. It was agreed this would be a good idea, and also to update the special events permitting process, including fees associated with different sized events and at what level they need to be approved by the Board.

Selectman Coombs then said he would like to have Dennis Quintal attend inspectors' meetings at least once per month for his input on Planning projects. There was a discussion of where the money would come from to pay Mr. Quintal for his time, and all agreed that an hour a month would be fine.

**Heritage/Envision Kingston Committees:** Selectman Wilson said that these committees are on the October 21<sup>st</sup> agenda to go over the RSA 79-E Community Revitalization Tax Incentive. They will be looking for support for this issue that will be on the March ballot.

**Budget Committee:** Selectman St. James said that there will be a Budget Committee meeting set for next Sunday, to reorganize, look at applicants for the empty seats and to set the calendar of meetings and deadlines.

**Fire Department:** The Selectmen acknowledged two resignations, Marty Conlin and Richard Fowler. Chairman Heitz said that any member who has given so many years of service to the department deserves appreciation for their commitment.

**PUBLIC COMMENT II:** Mr. St. Hilaire said he will not be able to attend the meeting of September 16<sup>th</sup>, but Ernie Landry will be available. Bids for work on the Nichols Museum façade will be coming in for the Board to open, and then Mr. Landry will take them back to the Heritage Commission. The Commission will make a recommendation on a bid award for the Selectmen for the following Monday.

#### **Town Hall Audio/Visual**

Adam Faulconer, the Town's technician for recording the meetings and updating the cable Bulletin Board, spoke to the Board about audio problems that have been an ongoing problem with broadcasts. He explained the cost involved in having the company come out to look at the problem, which will be \$300-\$400 for a one- hour service call. The Board authorized Mr. Faulconer to schedule a service call. Selectman Coombs said he thought it was time to start looking at a warrant article to improve meeting room acoustics, purchase a projector, and add a Selectmen's office.

#### **CORRESPONDENCE, APPLICATION, PURCHASE ORDERS**

- Appointment forms for Graham Pellerin to the Fire Station Building Committee, and also as Fire Warden, were signed.
- Letters received from Nancy Pratt by various town officials were referred to legal counsel.
- An engineering report on All American Assisted Living was reviewed.
- A notice for the ZBA meeting on September 12 had been received; Selectman Coombs updated the Board on the case involving the request for apartments to be allowed at the Diamond Oaks golf club. He said the request has changed from apartments to condominiums, so the case is starting over, not being reheard.

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

**MOTION:** by Selectman St. James to approve the public and non-public meeting minutes of August 26, 2019, as written.

**SECOND:** by Selectman Wilson.

**In favor: Heitz, Briggs, Coombs, St. James; Abstain: Wilson.**

**MOTION:** by Selectman St. James to approve the public and non-public meeting minutes of August 30, 2019, as written.

**SECOND:** by Selectman Briggs.

In favor: Heitz, Briggs, Coombs, St. James; Abstain: Wilson.

**Non-Public Session**

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

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

The Board adjourned at 8:22 PM.

**MOTION:** Upon motion of Selectman Briggs, **SECOND** of Selectman St. James, it was voted by roll call to return to public session at 8:45 PM.

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

**MOTION:** by Selectman St. James to seal the non-public meeting minutes for an unspecified length of time, as the divulgence of the information likely would affect adversely the reputation of a person other than a member of this Board.

**SECOND:** by Selectman Briggs

**All in favor via roll call vote.**

**Discussed in Non-Public Session:**

Legal update on a current lawsuit.

**Adjournment:**

**MOTION:** by Selectman Briggs to adjourn at 8:50 PM.

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

**All in favor.**

Respectfully submitted,  
Susan Ayer  
Administrative Assistant