

**Kingston, New Hampshire
Board of Selectmen
Meeting of January 6, 2020
FINAL MINUTES**

Beginning at 6:00 PM, Kevin St. James, Vice-Chair; Donald Briggs, Jr., Phillip Coombs, Richard Wilson, Selectmen met with Town Counsel Sumner Kalman in a legal “non-meeting”.

The meeting was called to order at 7:00 PM in the Meeting Room at the Town Hall.

PRESENT: Kevin St. James, Vice Chair; Donald Briggs, Jr., Phillip Coombs, Richard Wilson, Selectmen

ABSENT: Mark Heitz, Chair

APPOINTMENTS:

Library Solar Subcommittee

Ellen Faulconer, Library Trustee, Rebekka Mateyk, Library Director, and members of the Library Solar Subcommittee were present to discuss plans for a solar project at the library that they will be seeking voter support for in March. Ms. Faulconer introduced the topic, saying that a prior, larger project had been set aside after receiving some feedback, and also upon learning that the Selectmen might look into using the landfill for a large scale solar array. The Trustees did not want the size of their project to eliminate them from participating in a larger Town project. She said that the current proposed project is for a single pole with 16 panels, and that the panels are all black, making them less noticeable. She said that this project would be paid for out of library impact fees, and so it would not impact residents with taxes, and that there would still be impact fee money left over for future needs. Ms. Faulconer also noted that part of the library’s plan for the solar project is to cut down on energy costs, but also to be educational.

Rick Russman, Ernie Landry, Glenn Coppelman, members of the Solar Subcommittee, came forward to answer any questions the Board might have. Selectman St. James asked how much power the panels would generate. Mr. Coppelman said that he has not calculated the payback, but that the system the committee had recommended would generate about 6,000 kilowatt hours per year. Ms. Mateyk said that this would be about one third of their current usage of around 24,000 kw per year. She added that an LED lighting project has saved some usage this year. Discussion continued on details of the system and the company. Ms. Faulconer said that even more detail can be made available at Deliberative Session.

The Warrant Article will be sent to the NH Department of Revenue Administration to check the wording before it goes on the warrant.

Fire Chief - Beer Fest event proposed for 2020

Fire Chief Graham Pellerin said he was here to ask permission and submit an application for the use of the Plains for the 2nd annual Brewfest. He said this is only for

the beer tasting event, and that it will not include a bonfire and fireworks like last year, but food and music only. He said that the date the Fire Association is requesting is June 20, 2020.

Mr. Pellerin said that some issues that arose last year, such as pets and children at the event, will be addressed and taken care of. He also said they are planning to model the parking plan used successfully by the Vintage Bazaar last fall.

It was the consensus of the Board that as long as the permit goes through with department approvals, they will have no problem approving the event. The date was checked against dates requested by Vintage Bazaar for 2020; the Fire Association will choose another date if necessary.

Fire Chief Appointment

Selectman St. James, noting that a memorandum of understanding had been signed by the Town and Mr. Pellerin, circulated the Fire Chief appointment document for signatures of the Board. He then said that he is happy to announce to the public that Mr. Pellerin is officially Kingston's Fire Chief, no longer Interim Chief.

Selectman St. James said that a national search was done, and Mr. Pellerin rose to the challenge, comparing favorably with the other applicants. He thanked the Oral Board Committee, which included Selectman Briggs. Selectman Briggs commended Mr. Pellerin on work done to recruit and train per diem fire fighters, saying there is not much wait time on calls.

PUBLIC COMMENT I: none heard.

OLD BUSINESS

Logging in area of 10th Street

Selectman Briggs gave a follow-up report to this matter which had been brought to the Board's attention and discussed at the December 30th meeting. He said that he spoke to the logger's employee and told him to cease cutting; he said he believes they are complying with that request. He said, however, that there is some mess left behind and that two large pine trees left on the site could represent a hazard. It was agreed that Selectmen Coombs and Briggs will go take a look at the area on Thursday.

Shed Setback violation

Beth Ann and James Scanlon, of 11 Wadleigh Point Road were present and were invited to come forward to discuss the complaint made by their neighbor at 13 Wadleigh Point Road, Darrell Temple. The complaint was about their shed not meeting property line set back regulations. They gave background, including that they had been given the shed in 2005 and it had never been a problem until within the last year. Mr. Scanlon said that the tenants of the neighbor who complained about the shed had used it, and it came down to an issue of the boundary between their property 13 Wadleigh Point Road. There had been confusion about where the shed was located with reference to the boundary line. The Scanlons said that there had been a granite boundary by the lake

and a metal pole by the road, and that the boundary was basically a straight line. Mr. Scanlon said that when Mr. Temple realized that the property line went across his driveway, he was upset. Mr. Scanlon added that the Temples rent their property as an “Airbnb”, and over the last few years they had had concerns with tenants trespassing on their property and dock.

Selectman St. James shared a letter with the Scanlons that had been prepared to send to them, giving options for remedying the shed problem. Mr. Scanlon inquired whether it mattered that the shed was placed in 2005, saying he thought the setback regulation went in after that. The Selectmen corrected him, confirming that the regulation had been in place long before 2005. Mr. Scanlon then said that Mr. Temple had a survey done but never brought it to the County Register of Deeds. He said he had not been allowed to see the survey, but that the markers Mr. Temple placed were not in accordance with measurements on the Scanlons’ deed, and that they showed a bend in the property line where it should be straight. They said also that Mr. Temple had removed a granite bound. Selectman Coombs pointed out that it is a misdemeanor to remove a temporary boundary marker and a felony to remove a granite bound. He said that the survey done by Mr. Temple is not legitimate until registered, and one solution would be for the Scanlons to have their own survey done and bring it to the Registry.

Selectman Wilson said that this is a civil issue, that the role of the Board is to tell the residents the setback rule is 20 feet; he said if there is a problem with the property line a survey should be done. He said that when an issue like this does come to the Board, they need to respond, but otherwise it is a matter between neighbors. Options, including going to the ZBA for a variance, were discussed.

NEW BUSINESS

2019 Town Report

The Selectmen were given a draft of the Selectmen’s portion of the 2019 Town Report for their input. There was a brief discussion of content to be included in the report. Photo suggestions for the cover of the report were shared and briefly discussed.

Buildings - Renovations and proposed changes to Selectmen’s/Inspectors offices

The contractor who has been hired to replace flooring in the Town Hall offices has been contacted about dates to do the work. The Selectmen discussed timing and decided to have the contractor only order the materials for the Finance office to start with, as changes in the configuration of the Building and Selectmen’s offices are being looked at. Selectman Briggs outlined some of the proposed changes; Selectman St. James proposed that someone might come in to take a look and give ideas about how to make more room. The topic of digitizing records in order to eliminate filing cabinets was revisited, and Selectman Coombs said he would like to know who did the cemetery records in Massachusetts. Bids will be solicited for the work when the time comes, however, the Selectmen were in agreement that it will not be this year.

COMMITTEE LIAISON REPORTS:

Inspectors: Selectman Coombs reported that last week the Inspectors followed up on violations. They will take up reconfiguration of the fee structure at the next meeting.

Planning Board: Selectman Coombs said Bresnahan will be before the board again, and that a County Forester will be coming in to recommend ways to improve the site.

Budget Committee: Selectman St. James announced that the Budget hearing will be Saturday January 11 at 9:00 AM at the Town Hall, and Sunday at 1:30 PM.

PUBLIC COMMENT II: None heard.

APPROVAL OF MEETING MINUTES:

MOTION: by Selectman Coombs to approve the public and non-public meeting minutes of December 30, 2019, as written.

SECOND: by Selectman Briggs.

In favor: St. James, Coombs, Briggs, Wilson.

MOTION: by Selectman Coombs, to go into non-public session under RSA 91-A:3, II(a): Dismissal, promotion or compensation of a public employee and RSA 91-A:3, II(I): Legal.

SECOND: by Selectman Briggs

In favor: St. James, Coombs, Briggs, Wilson

The Board adjourned to Non-public session at 8:12 PM

MOTION: Upon motion of Selectman Wilson, **SECOND** of Selectman Coombs, it was voted by roll call to return to public session at 8:54 PM

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

Discussed in non-public:

Personnel matters; Legal advice

Adjournment:

MOTION: by Selectman Briggs to adjourn at 8:55 PM

SECOND: by Selectman Coombs

All in favor.

Respectfully submitted,
Susan Ayer
Administrative Assistant