

**Town of Kensington  
Board of Selectmen Meeting  
Kensington Town Hall  
95 Amesbury Road  
Kensington, NH 03883  
Monday  
May 15, 2023  
Meeting Minutes - APPROVED**

**Place:** Kensington Town Hall

**Members Present:** Joe Pace- Chair, Bob Solomon, Bob Gustafson

**Opening:**

Chairman J. Pace opened the meeting with the Pledge of Allegiance at 6:33 p.m.

**Public Comment:**

- Kensington Elementary School 4<sup>th</sup> graders Sawyer and Cooper stated that they are learning about the history of the town, and invited individuals to come to KES on June 8, 2023 to learn more about the history of the town of Kensington.
- They are creating videos to showcase the history of Kensington. Students from grades K-5 will be sharing what they have learned about the history of the town. They are asking for permission to post videos about the history of the town on the Kensington town website.
- B. Gustafson asked if there would be periodic updates to the town website. Sawyer stated that are not sure about that yet.
- They are hoping to add to the list of Kensington resources that are more user friendly.

**MOTION:** B. Gustafson made a motion to make the town website available for the videos. B. Solomon seconded. All in favor.

J. Pace closed the public comment period at 6: 42pm.

**Department Heads:**

None in attendance

K. Felch stated that the warrant for the tax collector was ready to sign. All members signed.

**New Business**

J. Pace stated that he was going to shuffle the new business agenda items, to address the energy committee first, who were in attendance.

**Energy Committee- proposed committee members for board review**

- They have proposed some members for appointment.
- K. Felch stated that she had not received the list of members yet, which was provided at the meeting.
- J. Pace stated that when they formulated the bylaws, there would be no appointment terms for the energy committee.
- J. Pace proposed approving the slate of members and allowing them to be sworn in later.

**MOTION:** B. Gustafson made a motion to approve the following names as members of the Kensington Energy Committee: Marianne Horn, Joni Praded, Zeke Schmois, and Susan Varn. J. Pace reiterated that it will be a committee, not a commission. B. Solomon seconded. All in favor.

- Appointment papers will be drafted, and committee members will be notified via email once they are ready.
- Questions were answered regarding appropriate public spaces for the committee to meet, and what can and cannot be discussed if a quorum of committee members are present. Meeting remotely was specifically addressed, as the committee must meet in person as an official town committee. J. Pace listed appropriate public places (e.g. town hall) for the committee to hold meetings. K. Felch added that “field trips” to places like the fire station or public library would be appropriate, as well.
- J. Pace recommended the commission members look at the NH Municipal Association’s guide for local public officials to educate themselves on the protocols on the conduct of public committees.
- K. Felch provided guidance on posting committee agendas and minutes.
- B. Gustafson will be ex officio member of the Energy Committee. J. Pace advised the committee members to send questions and content to the board through the town administrators.

**Videotaping of town board meetings-updates**

- K. Felch stated that there we no new updates, but that new wireless microphones ordered by Chief True had arrived and just needed to be set up.

**Library Funds and disbursement for the appropriation for 2023**

- K. Felch stated that she worked something out with Susie and presented a spreadsheet detailing the libraries funding. She stated that she uses last year’s allotted amount until approval of a new appropriation.
- K. Felch stated that if the funds do not dip below \$3000, there shouldn’t be an issue. She stated that Susie believes that if funds do not dip below \$3000, taking funds from a future month should be sufficient.

- B. Solomon asked what is significant about \$3000. K. Felch stated that that number is their monthly bills.
- J. Pace stated that what he is seeing for an actual amount of a check cut, that it is the appropriation minus payroll. K. Felch confirmed, and stated that she believes this budget will be ok for this year.
- J. Pace stated that how the funds are spent is up to the Library Trustees, and that the town only cuts the checks. He stated that he is content with the new appropriation.
- J. Pace stated that with the new budget, let's see if it works with the same way we do disbursements, and if we find ourselves later in the year and it's been an issue, we can look at doing quarterlies.

### **Rental of Town Hall for June 10, 2023**

- K. Felch stated that it was for media training.
- J. Pace asked if there are policies in the town for renting the town hall.
- B. Solomon stated that there is a 501(3)c organization that is interested in renting the town park for a children's event. J. Pace stated that he's not concerned about the group being anything nefarious, but he thinks it's a good idea for them to know who is using town facilities.
- O. Corcoran stated that he has taken media training classes in graduate school, and this event could be training on interacting with the media.
- J. Pace stated that it falls under the general stewardship policies on the town hall.
- K. Felch stated that the rental is requested for a Saturday, and there won't be anyone to let them into the building.
- B. Gustafson stated that a potential problem is that if there is an emergency that warrants the activation of the EOC, the Town Hall would be the meeting place. J. Pace stated that for him, he doesn't know what the organization is.
- B. Solomon stated that he's ok with not knowing what the organization is, but he has concerns about no one from the town staff being at the town hall.
- J. Pace stated that it may be as simple as the town is not set up for weekend rentals at the town hall. He asked if the Grange could be an option. He stated that if they let people sign out a key, he has concerns about cleaning, when they'd get the key returned to the town, etc.
- K. Felch stated that it is going to be just the instructor and students, and there are no audio-visual requirements.
- B. Solomon stated that he's willing to say that the weekend access issues would be enough to deny the request. B. Gustafson stated that there is no janitorial service on the weekends. J. Pace agreed and suggested that the BOS recommend using the Grange. B. Solomon stated that this is what the Grange is for.

**Credit Card for Summer Camp**

- K. Felch stated that Sarah Quimby had a \$1000 limit and there was no issue with that, and that Stephanie Kosakowski stated that would be sufficient. She stated that they haven't specifically asked for a thousand, but they have in the past, so she recommended leaving the limit at \$1000. She asked if she could raise her credit card limit to \$1000 due to town subscriptions not taking a check.
- J. Pace confirmed that the limit is something that the town has imposed, not the bank, so that is not the bank's credit limit decision.
- J. Pace asked if this is something the town admin could sign themselves. K. Felch stated that she is not on that account, but if in the future they wanted to add her two it, that would be fine.

**MOITON:** B. Solomon motioned to approve credit card for Stephanie Kosakowski in the amount of \$1000 and allow the chair to sign on the board's behalf. B. Gustafson seconded. All in favor.

**• Avitar Representative to address the board on the Revaluation process for 2023**

- They are not at the meeting this evening since they met with K. Felch this morning. J. Pace stated that they will wait for Avitar to return to BOS.
- K. Felch stated that August is when they want to hold hearings and would rather conduct them via telephone. She stated that the hearings are for new revaluations.
- K. Felch stated that per contract, this all must be done by 1 October. J. Pace stated that he has no problem with pushing the contract to the end of October.
- B. Solomon asked when they are going to start knocking on doors. K. Felch stated that they have started their review, and that they are going to physically visit people's houses. They will not just knock on doors but will observe the house and the neighborhood from their vehicles. She suggested putting the word out about that to residents.
- J. Pace recommended posting a notice publicly addressing Avitar reps for public knowledge (what they can expect from Avitar representatives).

**Grange Hall report**

- J. Pace stated that he had not done a deep dive on the report yet. He stated that if they decide that the building is going to be a public gathering space, then we should talk about how that is going to go. He stated that he wants to take more time with that issue.
- K. Felch stated that they are still waiting for an internet quote, and asked if they go with Comcast, or get another quote.

**Perambulations for 2023**

- K. Felch stated that Exeter and Hampton falls will be participating, but South Hampton cannot make the scheduled date. J. Pace stated that we can't really do them all at once anyway.
- J. Pace asked if they place to "divide and conquer". B. Gustafson stated that when he did this, there were people from both towns at each marker so that all towns concurred on boundaries.
- J. Pace suggested picking a location where they all meet, then disperse from there.
- K. Felch confirmed that it is scheduled for May 24 at 9:00am. K. Felch stated that she will post this.

**Resolution Town Park Enforcement**

- J. Pace stated that he found it very dense. He thinks it could be done much more simply.
- BS stated that he did not show it to the trust but warned them that there is this concept going on, and that this is a heads up, and that they were not pleased. He stated that there were comments that stated that none of this is correct, and that the town needs to talk to the lawyers again.
- K. Felch stated that this is going to make things easier to regulate if they can figure this out.
- J. Pace suggested waiting for the next legislative opportunity in next March.

**Health Officer Appointments**

- B. Gustafson has volunteered to be a health officer for the town.

**Ground Water Email**

- J. Pace stated that there will be a 50% increase in the capacity for groundwater.
- B. Gustafson stated that when Exeter last tested, it lowered the aquifer by 12'.
- K. Felch stated that Hampton Falls is using an independent engineer and will be holding a public hearing.
- B. Solomon stated that there could be an opportunity to reduce the withdraw from Kensington.
- B. Gustafson raised concerns that lowering of the aquifer could put a strain on the town and was concerned about contingency in the event of an emergency, and to ensure that there is a ready water source for Kensington.
- J. Pace said that he thinks the likeliest scenario is DES does testing and helps to keep withdraws within acceptable parameters with some room for error, but without a significant drop. He stated that in that event, Kensington can go to abutting towns and have a legal basis for them to extend service from their

system. He stated that Kensington does not have the capacity to create that type of system.

- J. Pace asked what the town's recourse would be. K. Felch stated that there are a lot of grants available for infrastructure. J. Pace stated that building a water treatment facility would be an expensive capital project.
- B Solomon suggested deep drilling to locate a water source.
- J. Pace stated that he does not believe that they should do anything until they consult with state legal to determine if the town will have legal recourse.
- J. Pace suggested getting some numbers on what it would cost to test every well in Kensington, perhaps a special town meeting to ask for a certain amount of town funds. He stated that residents could opt in/out of the testing.
- B. Solomon stated that they have to ensure they are testing for the right thing. They don't want people saying that have lead in their water, etc. This is all about ground water capacity.
- J. Pace highlighted the value of a public hearing on this issue and elevating this issue to DES/state levels for clarity on legal recourse. This is about collecting data to respond to changes in groundwater levels.

#### **Landscaping Bid Adjustment**

MOTION: B. Gustafson motioned to adjust bid for York River Landscaping to \$15, 740  
B. Solomon seconded. All in favor.

#### **Approval of Minutes for April 17, May 1, and May 4, 2023.**

MOTION: B. Solomon motioned to approve April 17 and May 1 minutes. B. Gustafson seconded. All in favor.

MOTION: B. Gustafson motioned to approve May 4 minutes. J. Pace seconded. 2 in favor, 1 abstention.

#### **Tables**

- K. Felch stated that they are all around \$300.
- J. Pace recommended that they appoint someone to work with the town administration to work on a proposal. He stated that he will meet with K. Felch to formulate a proposal and will bring it to the BOS.

Next BOS meeting June 5<sup>th</sup> and 26<sup>th</sup>.

MOTION: B. Gustafson made a motion to adjourn. B. Solomon seconded. All in favor.  
Meeting ADJOURNED 8:29 p.m.

Respectfully Submitted,  
Owen M. Corcoran