

**TOWN OF KENSINGTON  
BOARD OF SELECTMEN  
MEETING MINUTES**

**June 2, 2014**

**APPROVED JUNE 30, 2014**

**In attendance:** Scott Lowell and Norman DeBoisbriand were in attendance. Norman called the meeting to order at 7:33pm. Russell joined at 7:38pm.

**\*This meeting was not taped. With the change in location and equipment limitations, on April 2, 2012 the selectmen made a decision to discontinue tape recording the meetings as it is not required by state statute.**

***BARN PRESERVATION EASEMENT PUBLIC HEARING-***

Norman opened the public hearing at 7:33pm. Kathleen Felch presented the following four barn easements which are valid for ten years.

- Harold and Elizabeth Bodwell, 78 Stumpfield Road, three barns 75%
- Kathie and Franklin Felch, 164 Amesbury Road, two barns and two sheds 50%
- Alan Tuthill and Kathryn Fessenden, 15 Shaw's Hill Road, one barn 50%
- North Road Realty Trust, Linda MacNeil Daily trustee, 2 North Road, two barns, two wood sheds and one lean to 25%

Members of the audience did not have any questions or comments. The board approved and signed all four easements. Scott made a motion to close the public hearing at 7:37pm seconded by Norman with both in favor.

***CITIZEN'S FORUM-***

***DEPARTMENT HEADS:***

**Police Department-** Chief Sielicki reported:

- He has scheduled a surprise for the elementary school students on June 16th.
- They have not had any issues with Legends use of the park so far this season.

**Fire Department-** Chief Leblanc reported:

- Their website is now complete and a link has been placed on the town's site.
- Members will be at the park for the U8 softball jamboree.
- Grilling for Events- Lynne reported the members are covered as long as each event is approved by the Board of Selectmen however they would not be able to do any fundraising for the Association, all fundraising would need to benefit the town during these events unless the Association provides their own insurance.
- Norman asked if there is a purchase and sale agreement documenting the number of air packs in exchange for the fire truck. He's looking for a

document with signatures so there is a proper paper trail. Charlie will check with Jim. The document Norman reviewed was only an agreement giving them the authority to consign it for us.

**Building Inspector-**Mark Sikorski was not in attendance. Lynne had the board sign the building permit for KLCT Holdings since the permit was approved pending the zoning board and planning board's approval which is now complete.

**Road Manager-** David Buxton reported:

- Dave received one quote to repair the drainage issue at 39 Wild Pasture Road and is awaiting a second quote.
- Chris Batchelder is scheduled to complete patching this week.
- There is a little salt on the sill at the salt shed and he discussed it with B&S.
- Matrix will have the awarded jobs completed this week.
- Roadside mowing is usually done by July 4<sup>th</sup> weekend, but due to weather this year we are several weeks behind. He'd like to mow the shoulders and trim back some of the brush. Scott asked if any overhead trees were going to be worked on. Dave agreed he could schedule a couple of days for a tree crew to work on hazardous trees. Peter Merrill was in attendance and asked if this would affect scenic roads. Dave let him know that if the trees are dead and under 15" in diameter he doesn't need to go through the planning board for approval.
- Lynne asked if Dave would install an Adopt-an-intersection sign at the intersection of Routes 150 and 107. She will get him the allowable dimensions from the State.

**Emergency Management-**Robert Gustafson reported:

- FEMA submitted the final acceptance for the Hazard Mitigation Plan which is valid for five years.
- He attended the first meeting at Rosencrantz regarding the transmitter grant. It is expected to be in service by September 2015. This will dramatically increase coverage areas for police and fire personnel. A memo of understanding will be created by the State in conjunction with the Attorney General's office and Seabrook to cover all regulations. AT&T rents space on the tower and will need to advise if they will place another tower at the same site. Bob confirmed it will be under 185 ft. He isn't sure if the tower will be an upgrade, replacement or if an additional tower will be installed. Rosencrantz will be the legal owner.
- He will attend the annual meeting for Unitil Preparedness tomorrow.

**Assessing-** Kathleen Felch presented the following:

- Veteran's Exemption with a Trust

- Park employee wage confirmation
- Rockingham Planning Commission will hold a one to two hour presentation on Wednesday at 7:30pm to discuss the Seabrook 107 plan. It will include water protection and traffic.

**Tax Collector-** Carlene Wiggin was not in attendance.

**Town Clerk-** Pamela Kehoe was not in attendance however she submitted the dog warrant for signatures. Chief Sielicki confirmed there is now a \$25 fine and \$5 additional fee for late dog registrations.

**Recreation Department-** Members were not present.

**Conservation Commission-** Members were not present.

**Sawyer Kensington Trust-** Bruce Cilley was not in attendance. Terrie submitted an email reporting the exterior water was left running. Russell will contact the Trust and ask see about shutting the valve off inside. Lynne will find out if it's possible to lock the dumpster.

#### ***NEW BUSINESS:***

#### ***OLD BUSINESS***

#### **Zoning Violations-**

- Berry, 24 Amesbury Road, Sign & Lighting. Mr. Berry picked up a permit last week and has not submitted it yet. The Board asked to have the sign removed until the permit is approved.
- Valente, 159 South Road, Sign Lighting. The board signed a cease and desist letter to be sent to Ms. Valente. Kathleen commented that the lighting is a safety issue to traffic.
- McAfee, 2 Gas Light Lane - Mark confirmed they are now compliant.
- David, 21 Amesbury Road- The board reviewed legal counsel's suggestions and signed a letter to be sent to the homeowner.

**Town Hall Update-** Tom from Northeast Basement Systems presented a slideshow of their products. Their WaterGuard subfloor drainage system is warrantied for the life of the structure. They have been in business for over eleven years in this area with 9,800 customers. They are located in six countries with 330 dealers. Two other local town halls they've worked with are Danville and Plaistow. He explained that once an exterior drain gets clogged you get water in the basement and sediment left in the pipe causes clogging and seepage. Their product sits on top of the footing underneath the floor and off of the dirt so it lasts permanently. The concrete is then restored flush

against floor and the drain collects water from wherever it leaks whether it's the walls, exterior or seepage from the ground. He would suggest a vapor barrier, called CleanSpace to protect any finished walls. The vapor barrier is a 20 mil threaded product and is warrantied for 50 years from rips or tears.

Tom advised we'd need two ½ hp sump pumps. Sheetrock and regular insulation is okay to install because there won't be any moisture touching the materials because of the plastic barrier. He also suggested installing a thermal dry flooring which is 1'x1' square plastic tiles that you can install a carpet over. It has the ability to drain a dehumidifier right into it with an access port to visually inspect the system and as a failsafe. They offer annual maintenance but it's not required and will not affect the warranty. If it ever needed to be flushed it would be included with the cost of the service call which is currently \$129 per year.

Russell asked about concerns with placing studs or drywall against the barrier. Tom explained that every hole can allow water or humidity to escape. They would put a bead of caulking on the stud or screw before putting it in the wall or they could be fastened to the ceiling and floor. Norman had him explain how the barrier wouldn't pucker during installation.

Norman inquired about gravity fed pumps and Tom replied they don't recommend them because they require excavation of the exterior and if it fails for any reason it can backflow into the basement. Tom advised we'll need to run a dehumidifier which is necessary to prevent mold growth. The target is to keep it below 50 percent humidity. Lynne asked how the dehumidifier would work with the closed offices and he suggested leaving the doors open at night or installing doors with louvers. Lynne asked what the life span of the sump pumps are and if they were included in the quote. They are included and the plumbing will never need to be replaced however the pumps in the bucket have an average life span of five to ten years. They use Zolar brand which are high quality. They cost is approximately \$330 to replace one pump. The barrier will only be installed on the walls it will not be installed on the floors. The studs that are currently in place would need to be cut so they could install the system. Kathleen asked if the stairs would need to be moved and he responded just a few might need to be removed. Scott asked how long the installation process is and was told three to four days and they haul away all debris and fully clean up. Once the concrete is dry the space can completely be refinished. They do not subcontract any of the work so they use employees who are trained and have done hundreds of these jobs. The proposal that was submitted to Norman in April is only for the wall barrier, drains and sump pumps. He is able to offer a 10% discount.

Chief Sielicki asked about doing the work on the exterior. Tom responded it's far more expensive and requires the removal of everything on the perimeter of the building. They can offer this service but they recommend their product and it is a lot less invasive. The exterior work is older technology and the drains always clog and settling can occur. An average size home can cost \$25k or more. Chief stated the water will still come in to the building but it's being drained out. Linda Blood asked when a basement is sealed and water gets in through a crack in the wall, what happens when it freezes and thaws and is that why they seal the outside so water doesn't get in there in the first place. Tom responded that cinder blocks do have cavities where water can enter but it usually isn't a problem, however foundations can go through changes in temperatures which can let water leak into basements. It's not usually a problem but it's important to have the wall drain. He suggested looking at the website Basementsystems.com When asked about the air quality he responded they don't test air quality. Richard Elwell asked if we've made any progress on the exterior. Norman has only received one estimate to date. Chief will look in the building to see if the dehumidifiers are still there. They cost \$550/month to rent or we could purchase two from Home Depot which equals the cost of a one month rental.

**Non Public Session RSA91A:3,II(a, b):** Norman made a motion to enter non-public session at 9:04pm, seconded by Scott with all in favor. Two employee issues were discussed. Scott made a motion to leave non-public session, seal the minutes and return to regular session at 10:31pm, seconded by Russell with all in favor.

- The Board accepted Chief Sielicki's resignation effective August 1, 2014. He will stay on as a part time officer when needed. Sergeant Scott Sanders will be appointed as the Officer-in-Charge until a decision on a replacement is made.

**Administrative Assistant:**

- **Town Park Sign-** Lynne will have the sign updated to reflect our ordinances.
- **Cemetery Trash Bin-** Lynne read the response from the trustees they will be changing the label from "Trash" to "Recycle" and this satisfied the complaint.
- **Liquor Approval-** The Board approved a resident's request for alcohol during a park rental in July as long as they obtain the necessary insurance.
- **Waste Management-** The consumer price index has increased per tonnage for our waste effective July 1<sup>st</sup>.
- **2014 Capital Assets & Depreciation Policy-** Signed
- **2014 Arboviral Plan** – Signed
- **Audit Paperwork-** The Board did not have any comments to include in the audit, but will review the MS-5.
- **Site Work-** Lynne contacted Peter Landry to start reviewing the needs for place trailers in the parking lot area.

- **Hawkers and Peddlers Ordinance**-The FBI and legal counsel approved our updated ordinance so we are now in compliance. Russell made a motion to accept the ordinance, seconded by Scott with all in favor.
- **Department of Labor Audit**- The Department of Labor stopped by the town offices and the police department last week to conduct an audit of our buildings which is overdue. Lynne will contact them to schedule.

**Bills & Mail**- Bills were approved and signed.

**Next Meeting Date- June 30<sup>th</sup> 7:30pm at the Kensington Elementary School Library.**

**Approval of Minutes** – Russell made a motion to approve the May 19, 2014 minutes seconded by Scott with all in favor.

Scott moved to adjourn at 11:21pm, seconded by Norman with all in favor.

Respectfully submitted,

Lynne Bonitatibus  
Administrative Assistant