

**TOWN OF KENSINGTON
BOARD OF SELECTMEN
MEETING MINUTES
December 4, 2014**

Approved January 5, 2015

In attendance: Norman DeBoisbriand, Robert Wadleigh and Peter Merrill were in attendance. Norman called the meeting to order at 11:04am, seconded by Peter with all in favor.

Construction Updates:

- **Electrical Bid-** Norman asked if Peter was satisfied with Celtic's \$1,600 bid. It was lower than the other bid because of a different solution for the generators which needed less pull and wire. If it requires an additional upgrade, then they can view that later but the electrician didn't feel it was necessary. It also didn't include an additional circuit inside. Norman made a motion to approve original bid for \$1,600 seconded by Bob with all in favor. Norman made a motion to allow Peter to oversee the job and gave him permission to proceed if we incur any additional charges in regards to doing wiring inside the trailer up to \$1,000. If it's over \$1,000 he has permission to proceed, but will text or email Bob and Norman to let them know, seconded by Bob with all in favor.
- Peter advised they will need another bid for the interior. It will be at least two weeks before the studwork is installed.
- WH Demmons was on site today.
- The trench is in and the crushed asphalt was done yesterday.
- The Board reviewed the bid submitted by Spinosa Construction for the ramp and stairs. The bid is \$5,000- \$5,500. He has a two week lead time. Norman suggested building off of the ramp to the second door instead of a separate set of stairs. Since this cost is close to the manufacturer's quote, Norman suggested obtaining a second bid and will call another vendor and Bob agreed. The Board reviewed how soon they need this work complete.

Administrative Assistant:

- **Town Office Lease-**The Board reviewed a letter from the town office landlord regarding the lease renewal and increase of rent.
- **Memo of Understanding-**The Board contacted the Rockingham County Sheriff's Office to inquire about the fire department grant. It was confirmed the equipment will be owned and stationed at Rockingham County and they will pay the grant match. Epping will be responsible for three years for the inventory and audit. This is to upgrade a system that is fifteen years old. If the grant isn't approved, they will need to find funding by either another grant or through the County budgeting process. As of now they are not asking towns for any matching funds, but they couldn't speak for the county commissioners. Bob asked what the total equipment cost was. It is approximately \$500k and the 10% match is from the County and 90% from the grant. The Board signed the memo of understanding.
- **Kuegel Reclamation-**Mr. Kuegel's attorney responded to our request and stated they are waiting for green vegetation but invited the town to inspect. Peter said it's not completely reclaimed and remediated until vegetation is there and he doesn't believe seed

would qualify. Bob said it doesn't make sense to inspect now and they should wait until springtime. Peter reported the bond lapsed in July or August of 2013 assuming 10% was allowed to finish the job and it's been 15 months later where the reclamation should've been completed within 12 months. Lynne advised the agreement didn't begin until December of 2013. Peter would like to know the true definition of reclamation and what his original plan indicates. Lynne will reply when there is clarity.

- **The Farm Usage-** Lynne forwarded the document to Bruce and is awaiting his reply. Bob stated there are probably more than 50 people in the building when they hold some of their events. Peter said if their permit was granted on certain set of assumptions a warning and follow up procedure should be followed. Agricultural does have more lenient regulations.
- **149 South Road-** Peter advised the current owner applied for a building permit in June 2003 for renovations with a \$2k fee based on 4k square feet. In 2007 the tenant at the time applied for a finish remodel permit and was charged \$50, but it didn't indicate any square footage. He's not sure why but assumes it was to reopen the permit. The most recent permit would indicate that if the restaurant was previously open that those renovations and remodeling had to be complete. The new permit issued this summer is only \$50 with no mention of the remodel with square footage taking place.
- **Tax Maps-** Kathleen presented the maps and the Board agreed to proceed with the version that she preferred.

Non Public Session RSA91A:3,II(a): Peter made a motion to enter non-public session at 12:12pm, seconded by Bob with all in favor. An employee issue was discussed. Norman made a motion to leave non-public session and seal the minutes at 12:30pm, seconded by Peter with all in favor.

Next Meeting Date-December 8, 2014 Budget Meeting and **December 18, 2014 7:00pm** in the Kensington Elementary School Library.

Norman made a motion to adjourn at 12:30pm, seconded by Peter with all in favor.

Respectfully submitted,

Lynne Bonitatibus
Administrative Assistant