

**TOWN OF KENSINGTON
BOARD OF SELECTMEN
MEETING MINUTES
May 5, 2014
APPROVED MAY 19, 2014**

In attendance: Russell Perry, Scott Lowell and Norman DeBoisbriand were in attendance. Norman called the meeting to order at 7:32pm.

***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.**

CITIZEN'S FORUM-

DEPARTMENT HEADS:

Police Department- Chief Sielicki reported the following:

- Chief Sielicki gave an update on the site visit to the proposed location of the double wide trailers which was attended by himself, Russell and Norman. The double wide trailers could be stacked back to back vs. lengthwise which provides better access for the bathroom and seams for the walls. The company will scale in the design that was presented at the last meeting. The current trailer will be left where it is now to save on moving costs and the double wide trailers will be placed where there were septic tests done which is on the left hand side of the parking lot opposite of where the current one is located now. They will be placed off the parking lot in the grassy area. They still are unsure how they will tie into running water. The area will need to be leveled which requires bringing in fill and building a retaining wall. A couple of trees may need to be removed to rework the swale. We will need to hire someone to do the site work. Conrad Delisio asked if the trailers would need to be relocated if a building were to pass in the future. Since they are placed on the opposite end it shouldn't infringe on the area. They were initially refused a holding tank, but there is a process to apply for an exception which Norman is looking into. Russell would like to start finding someone to do a site plan.
- The donated storage trailer will be parked in the rear of the town hall parking lot.
- Chief met with Norman and provided a copy of the cruiser policy and asked for suggestions to update it. Norman stated the IRS regulations do not exempt cruisers, unless they are used for police purposes. He suggests making the policy more specific which would address the taxable situation.
- They are currently processing a background check on the potential new part time candidate.

Fire Department- Chief Leblanc was not in attendance.

Building Inspector-Mark Sikorski presented one permit:

- Lucas, 21 Trundlebed Lane, in-ground pool

Donna Carter stated prior to the purchase of the property, the septic design was referenced for setbacks to the wetlands in proximity to the proposed pool to confirm it met regulations. She advised wetlands are not shown at the end of the driveway and indicated where the swale was on the map verifying they meet the setbacks. Russell made a motion to approve the permit as presented, seconded by Scott with all in favor.

Road Manager- Dave Buxton reported:

- The edges of Dow Lane need gravel shoulders installed.
- There are two culverts on Hickory Lane measuring 18" which need to extend five feet in each direction and will also require gravel.
- A resident on Muddy Pond Road has been tampering by cleaning out the swale near Trimble Trail which did more damage than good. The culvert is now full of dirt. He would request the fire department flush the culvert from the low end.

Dave obtained a quote for all three jobs which includes re-grading, fabric and riprap, loam and seed from Matrix Paving -\$6370.00 and Bell & Flynn - \$6390.00. Dave recommended if the Board approved the quote from Matrix he would ask for a 10% discount for the award of all three jobs. If Matrix refuses, he will ask Bell & Flynn to entertain a discount. All three selectmen were in agreement. A letter was sent to the Muddy Pond Road resident. If he does not have a response, he will ask him to come before the Board. The resident could be liable for damages.

Norman inquired if there are any plans for future maintenance of the salt shed. He inspected it and stated the wood looks like its deteriorating and the sand is pushed up onto the ceiling. Dave will look into it and advised the shed has a shingled roof and sooner or later will need repairs.

Emergency Management-Robert Gustafson reported:

- Rockingham County upgraded transmitter project has resumed.
- He attended a meeting on April 30th with Seabrook Station for their quarterly meeting.
- The Seabrook plant was back online on April 24th without any issues.
- Dept. of Homeland Security will be pressuring communities in the state to attend training so they are ready to handle FEMA type situations and can be self-sustaining for at least three days after an event. It will also be a priority for individuals to be self-sustaining during the first three days.
- Vermont Yankee is scheduled to decommission during the April to June 2016 timeframe since they are no longer going to be receiving funding.
- Bob confirmed that Rye, NH had an increase from 20 homes to 100 homes in the flood zone due to the recent remapping. There weren't any changes to Kensington's map, however all seventeen coastal communities had significant increases.

Assessing- Kathleen Felch presented the following:

- Intent to Cuts (2). One was postponed until the next meeting pending more information from the State.
- Tax Warrant for July Tax Bills
- Mr. Kuegel, contacted her to request the commercial zone be removed from his property. She anticipates the property to decrease approximately \$200k in value. Russell stated he

didn't want to amend anything until the pit is fully reclaimed and Norman agreed. Our engineer, Christian Smith had stated this to Kathleen earlier. Christian is waiting for the Board to advise when to complete a final inspection. At that time, Kathleen will request Avitar to inspect the property too.

- **Abatements**
 - Fairpoint Communication- Avitar recommends to deny the abatement. No motions were made.
 - 20 French's Lane- Norman made a motion to approve Avitar's recommendation to approve the abatement for \$11,900.00, seconded by Russell with all in favor. Mrs. Mercier thanked the Board and Avitar and agreed with the topography findings, but was not in agreement with their quality rating. She is being assessed at the highest quality and the house across the street from her has same exact construction, builder and was completed after theirs and the neighbor is assessed at a lower quality. Russell explained if she made improvements, did some upgrades or repaired the subpar construction it is now considered a higher quality. The assessments are based on the current quality of the home, not when she purchased it.
 - 34 Osgood Road- Russell made a motion to deny based on Avitar's recommendation, seconded by Norman with all in favor.
 - 32 Osgood Road- Late Filing denied.
- Later in the evening, Kathleen advised the Board that she scheduled a public hearing for the Planning Board on May 20, 2014 regarding construction of a 6,000 square foot building on the Pinnacle property in case any members would like to attend.

Tax Collector- Carlene Wiggin was in attendance but did not have anything to report.

Town Clerk- Pamela Kehoe was not in attendance.

Recreation Department- Donna Carter stated in the past Mr. Lewis would donate funds for the annual Halloween party when it was held at the Pinnacle Center. A few years ago the rec. department was asked by the selectmen not to request funds from Mr. Lewis so they haven't done it in the last few years. It was expensive to hold the event at the Pinnacle Center because they rented a tent, etc. The new employee in charge of community events at the Farm at Eastman's Corner contacted her and indicated they are interested in helping with some type of event like this again. Last year the party was held at Hidden Brook Farm who even cut trails for them. Donna will see if the Batchelder's were interested in hosting the event again this year. If so, she would rather have it there but wanted to know if she did receive donations, would she be able to accept them. She was told we may need to hold a public hearing.

Conservation Commission- Members were not present.

Sawyer Kensington Trust- Bruce Cilley was not in attendance however he submitted the following updates on the park:

- Down to Earth started weekly mowing
- First round of fertilizer applied
- Irrigation will be starting soon

- Bathrooms on Field C are now open, and requested contacting the police to lock them at night.
- Security lights timer set
- Lynne reported the refrigerator was repaired.
- Lynne will order the new batteries for the defibrillators.
- Food license was received today.

Building Committee- Lynne will reach out to members to attend the next meeting and post we are looking for any community members to be part of the committee. Norman asked why the building information is still on the website. Russell stated because we still need a building. Norman requested it be removed until a new proposal is ready.

Town Hall Update- Although it wasn't on the agenda, Norman wanted to discuss some research he's been doing on the issues at the town hall and answer some questions Russell had on the status. He's currently obtaining estimates for installing gutters. He spoke with a company that weatherproofs basements but at this time he's not in a position to make a recommendation. This company stated they can install a total indoor weatherproofing without doing any exterior excavating by installing a french drain and placing plastic on the foundation wall up to the sill. If any water penetrates, it follows the plastic into the drain and funnels out without touching the insulation or drywall. The company said they would guarantee it for life. Conrad Delisio stated he's very familiar with this but that it does not guarantee if there is a crack in the floor. The studs and wiring are still in the basement. In order to do exterior work for the drainage, we'd need to remove the side deck and all entrances to the town hall as well as remove and replace the retaining walls and generator. Norman hasn't obtained an estimate for the exterior yet. Conrad offered to help Norman. Norman reported apparently the roof near the generator has sagged and the water runs off and lands on the ground where the old Chief's office was which is causing the puddles there and gutters will resolve that. Per Bob Gustafson and Conrad, the stone edge around one side of the building collects water instead of repelling it. Donna asked if this interior lining system is gravity fed or pumped and Norman replied it would be pumped. He's just gathering the options right now. Russell stated we'll need to at least dehumidify the space until it is completed. Norman discussed the replacement of cellulous material and reported we could use mold resistant or fiberglass sheetrock but it is very expensive. Russell was in favor of working on a master plan to determine the final layout and long term use of the space. Norman reported the estimate from the Friends of the Town Hall was \$25k to fix the water problem if an interior liner was determined to be the best option. This system with gutters is substantially less with a projected cost of \$15k. Norman mentioned using the excess funds for rebuilding two offices downstairs. Russell wanted to verify the language of the warrant article to ensure it specified using funds for rebuilding offices and stated again that there should be a discussion of what the long term layout and use should be before rebuilding is done. Norman noted he thought there was an agreement to reinstall two offices in the basement. Russell stated no specifics on uses and layout were pre agreed regarding using the warrant article money for rebuilding two offices in the basement. Russell asked how people would go from one office to another without an elevator and the parking issues for offices upstairs and added again that the layout and use should be discussed before money is spent. He also suggested this should be done this year so warrant articles aren't put forth each year without giving the residents a clear plan on what the use and layout of the building will be. Norman and Russell did not agree on the allocation of

funds from the warrant article after the drainage is corrected. Norman wants to contact the company who installed the heating system but Russell thought that was premature since we don't know what use the building will be or a layout to determine where zones would be installed. All agreed the building use will be a priority after the water problem is solved. When asked who makes the determination that the water problem was solved, Scott stated it can only be determined through observation and we'd have to wait until we had substantially wet periods. The matter was tabled for future discussion.

NEW BUSINESS:

ERCSD Appointment- Norman made a motion to appoint Paul Staller as Exeter Region Cooperative School Board member replacing Jane Bannister's appointment expiring March 2015, seconded by Scott with all in favor.

Map 14 Lot 26 Violation- Lynne received a complaint of a resident possibly using a garage as living area. The board reviewed submitted pictures. Lynne will ask the homeowner to attend the next meeting to discuss. Mark Sikorski drove by and stated it violates every aspect of our zoning ordinances if it is used as a dwelling.

Donna Carter- Lot 9-22-Wild Pasture Road – Russell read the response from Town Counsel. Since the timeline of the lots was in place before the existing zoning regulations, the landlocked parcels would need to have easements drawn up prior to the sale. Development of the lots will still need to comply with setback requirements and any applicable wetland issues and septic requirements. Each would need a separate driveway permit.

Building Inspection Fees- Not discussed.

Non Public Session RSA91A:3,II(a): Norman made a motion to enter non-public session at 9:57pm, seconded by Scott with all in favor. Three employee issues were discussed. Russell made a motion to leave non-public session, seal the minutes and return to regular session at 10:59pm, seconded by Norman with all in favor.

OLD BUSINESS

Administrative Assistant:

- **KYAA Park Permit-** Dan Sweet requested permission to host a U8 softball jamboree. The Board approved the permit as presented and agreed to waive the fees. The town will receive the concession revenue. Dan will work with EJBL for the overlapping field schedule issue.
- **FEMA Map Meeting-** The Board declined to attend since it did not affect Kensington.
- **2 Gas Light Lane Violation-** Lynne spoke to the owner when he came to the town office for his trash stickers. He will complete the repairs and call Mark to inspect.
- **Cemetery Trash Bin-** Lynne read the response from the trustees they will be changing the label from "Trash" to "Recycle".
- **KLCT Holdings-** Bruce submitted the requested letter giving him permission to obtain permits on behalf of this company.
- **Alcohol Permission-** The Farm at Eastman's Corner requested permission to offer beer and wine tasting in a tent at their one year anniversary event. The Board granted permission.

- **Road Race-** If the bike race over the weekend used permanent paint, the Board agreed to hold their security deposit.
- **Fire Department Grilling-** Lynne is checking with the insurance company to see if the fire department and town is covered if they grill for events.

Bills & Mail- Bills were approved and signed.

Next Meeting Date- May 19, 2014 7:45pm in the Kensington Elementary School Library.

Approval of Minutes – Russell made a motion to approve the April 21, 2014 minutes seconded by Scott with all in favor.

Scott moved to adjourn at 11:22pm, seconded by Norman with all in favor.

Respectfully submitted,

Lynne Bonitatibus
Administrative Assistant