

Kensington Board of Selectman
Minutes
July 25, 2022

Place: Kensington Town Hall

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

Non-public Session:

Mr. Pace opened the non-public meeting at 6:00 p.m.

MOTION:

Mr. Solomon made a motion to open the nonpublic meeting under RSA 91A:3, II (a,d).

Mr. Gustafson seconded the motion. *Roll Call Joe Pace- Yes Bob Solomon- Yes, Bob Gustafson- Yes*, the motion passed 3-0-0.

MOTION:

Mr. Solomon made a motion to close the nonpublic meeting under RSA 91A:3, II (a,d).

Mr. Gustafson seconded the motion. *Roll Call Joe Pace- Yes Bob Solomon- Yes, Bob Gustafson- Yes*, the motion passed 3-0-0.

Mr. Pace shared that the board would recess until 6:35 p.m.

Opening:

Mr. Pace opened the meeting at 6:36 p.m.

Public Comment:

Steven Greenland- 5 Whipple Way:

Mr. Greenland was present at tonight's meeting to express concerns he had with the recent power outages over the weekend. Mr. Greenland expressed concerns that the power grid located on Stumpfield Road was not up to current standards. He noted that there was a lot of unmaintained brush around the system and its poles. He added that the power lines around town were in degraded condition and brackets that held up the transformer were aged and ready to fail.

Mr. Greenland noted that when the power went out over the weekend, he was unable to get into contact with Unitil over the phone and was told to email instead by the voice message. He noted that he was finally able to get into contact with a Unitil contractor who fixed the power in town. He noted that the contractor had to clean out a lot of vegetation on and around the power pole. He added that just by cleaning out the vegetation, people were now able to see the street sign located on the pole.

Mr. Greenland noted that the town would not be able to do much to get Unitil to do the much needed upgrades to the system, but felt he needed to start somewhere. He asked if the town had any better connections to get upgrades done and if they had any leverage over the utility.

Mr. Pace said that he was unsure if the town had any leverage but was willing to write a letter to Unitil to get the upgrades needed. Mr. Gustafson noted that getting in contact with DPC might be the only way that they may see results and get the upgrades needed to support the town. Mr. Pace noted that they could send the letter to the Public Utility Commission asking for help. He added that another option may be to talk with the State Representatives.

Mr. Solomon noted that both the town and Mr. Greenland should gather more data to support the case as they might just try to brush off one instance. Mr. Greenland noted that he has been doing research and found that 40% of the power is lost due to insufficient equipment and power lines. He added that as the current infrastructure stands, it won't support any new subdivisions or homes in town.

Department Heads:

Road Manager Matthew Armstrong:

Mr. Armstrong shared with the board that the roadside mowing has been complete as of last week. He added that he had ordered two stop signs and has installed them along with the corresponding street name signs.

Bell and Flynn Contract Review:

Mr. Armstrong presented the contract from Bell and Flynn for Road Reconstruction. The presented contract was sufficient and met requirements.

Mr. Pace asked when the work would be done. Mr. Armstrong said that it would be done before November 15 but didn't have an exact date on when the improvements would be started.

MOTION:

Mr. Gustafson made a motion to allow Mr. Pace to sign the contract on behalf of the board, Mr. Solomon seconded, all in favor, the motion passed 3-0-0.

Intent to Cut/ Timber Harvesting Ordinance:

Mrs. Felch shared a Timber Harvesting Ordinance put in place by the Town of Henniker. The board reviewed the ordinance and Mr. Pace noted that the Timber Harvesting Ordinance doesn't include a section that includes review or notice to the Conservation Commission. He added that the commission should have the ability to review and possibly comment on the Intent to Cut applications.

Pam Holland, Chairperson of the Conservation Commission:

Mrs. Holland from the Conservation Commission was present at tonight's meeting to speak on behalf of the Conservation Commission. She noted that the intent to cuts should provide plans that depict the wetlands and correspondingly on site, the wetlands should be flagged. She added that the steep slopes should also be noted on the plans. She added that if a clear cut or stumping was going to occur then proper erosion control plans should

92 be submitted to the town as well. Mrs. Holland cited the recent issues with a cut on Wild
93 Pasture Road and how the person had cut back into the wetlands and began to remove
94 stumps in the wetlands which was illegal as there were setbacks from the wetlands that
95 needed to be followed.

96
97 Mr. Pace said that a sample of the ordinance/ policy should be sent to legal for review
98 prior to adoption to ensure that the board wasn't asking or requesting anything illegal.

99
100 Mrs. Holland asked if there would be penalties and consequences if the requirements
101 weren't followed? Mrs. Felch responded that other towns had fines up to \$1,000.00 but
102 wasn't sure what Kensington would have in place.

103
104 Mr. Pace said that he would like to see penalties put in place if wetlands were impacted
105 and if rules aren't followed. He noted that this would have to be a selectmen's policy
106 because if it were to go into the Zoning Ordinance, then it would have to wait until March
107 meeting.

108
109 Mrs. Felch was asked to draft the selectmen's policy and have presented for next
110 meeting.

111
112 **Intent to Cut Map 2, Lot 9- Highland Road:**

113 The board began to review the intent to cut submitted for Map 2, Lot 9- Highland Road.
114 The lot is 12 acres and 5 of the 12 acres is proposed to be cut.

115
116 Mrs. Holland asked if the Code Enforcement Officer could check plans and the site prior
117 to approval of the board.

118
119 Mr. Gustafson noted that 1 acre of the lot is under easement held by public utility
120 company. He asked if the land owner received permission to cut in the area. Mrs. Felch
121 said she was not sure but if not the owner would not be allowed to cut trees in the area

122
123 The board did not have any issue with the submitted intent to cut.

124
125 **MOTION:**

126 Mr. Gustafson made a motion to approve the intent to cut submitted for Map 2, Lot 9.
127 Mr. Solomon seconded the motion. All in favor, the motion passed 3-0-0

128
129 **Old Business:**

130 Mrs. Felch shared a new contract for repairs on the Grange Building. She noted that the
131 other contractor not available for the work anymore. The new quote submitted by Zach
132 Taylor was for \$3,185.00. She noted that the funding is available under the warrant
133 article

134
135 **MOTION:**

Mr. Solomon made a motion to approve Zach Taylor to do work up to \$3,185.00 worth of work and rescind the previous contract. Mr. Gustafson seconded. All in favor, the motion passed 3-0-0.

New Business:

Mrs. Felch shared that the Town Halls doors needed to be replaced as they are splitting and hard to open and close. She noted that the building inspector, Gino Rignoli, has looked at the doors and has fixed the current hinges for now. Mr. Rignoli will be getting some quotes together for replacing those doors.

Mrs. Felch also noted that the town office had an issue with the generator over the weekend as the generator didn't come on when the power went off. Mrs. Felch shared that a company came out to look at it and said that parts needed to be replaced and was unsure of the cost for the parts or for the repairs.

The board reviewed the Government Buildings line item in the budget to ensure that there was money to fix any issues that came up. Mr. Pace noted that \$7,000 out of \$25,000 had already been spent out of the line item for Government Buildings.

Mrs. Felch also shared that the AC also had issues in the previous week and luckily has been fixed by a Resident of the town. She noted that the gentlemen said that outside unit had frozen because the filter was not replaced. He gave Kathy tips on what to do if this happened again. Mrs. Felch proposed to put extra money away into a capital reserve account for building maintenance. Mr. Pace suggested that these issues should be put in the budget as they are yearly costs.

Mr. Solomon asked who was responsible for the grounds maintenance and keeping track of issues that need to be addressed. Mr. Pace suggested that maybe it's something to have either the Road Manager or the Building Inspector do as part of their jobs.

The board signed bills and payroll.

Mrs. Felch noted that she received a letter from the assessing company regarding the barn easement for 178 Drinkwater Road. She had asked the assessor to provide a percentage of reduction but the assessor wouldn't give percentage as he didn't support the easement and left it up to the board to decide on a percentage. Mrs. Felch added that she would put together a list of the barn easement percentages and bring back to the board for next meeting.

Review of Minutes from July 11 and July 12:

No corrections were made to the minutes.

MOTION:

Mr. Gustafson made a motion to accept the minutes of July 11 and July 12. Mr. Solomon seconded the motion. All in favor, the motion passed 3-0-0.

182 **MOTION:**

183 Mr. Gustafson made a motion to adjourn. Mr. Solomon seconded. All in favor, the
184 motion passed 3-0-0. Meeting ADJOURNED 7:52 p.m.

185

186

187

188 Respectfully Submitted,

189

190 Colleen Olsen