

KENSINGTON BOARD OF SELECTMEN MEETING
95 Amesbury Road, Kensington, NH 03833
WEDNESDAY October 16, 2019 – 6:30pm
Minutes - DRAFT

In attendance: Joe Pace, Vanessa Rozier
Absent: Peter Graves

At 6:30pm Joe called the meeting to order.

NEW BUSINESS:

Build Out Analysis

- It was explained that the purpose of a Build Out Analysis is to determine what land in town is buildable and how many buildable lots are still available in Kensington while taking all site regulations in town statute into consideration. The cost would be approximately \$4,000.00. This would be the initial step in determine whether or not it is worth the costs and efforts to work to establish impact fees for the town. In addition, a Capital Improvement Plan would need to be completed. The Board discussed briefly that there are rules and regulations that determine what impact fees can be used towards. Joe is in favor of a Capital Improvement Plan to help everyone in town understand what will be coming next. Joe spoke to Julie LaBranche at the Rockingham Planning Commission for further details on this and feels the cost is worth it. Vanessa said there is an additional step to implement the impact fees which would require an outside consultant, at an additional cost, that would be needed to help determine what the impact fees would be. This is a comprehensive process that would likely need to be voted on by the Town and the Build Out Analysis information is needed to determine if it is worth moving forward. Joe was in support of having a Build Out Analysis completed. Vanessa reported that the Planning Board has discussed the 2020 Budget and this is a significant change to the Planning Board budget to appropriate this amount of money without a warrant article. The Planning Board was looking for the feedback from the BOS as to how to appropriate the money, the Planning Board generally felt that this should be a warrant article. There was brief discussion on the wording of a potential warrant article to include Planning Board and BOS endorsement and the deadlines for warrant articles to be submitted to the State for DRA approval. Vanessa will contact the Planning Board Chairman to have this item added to their agenda for the next meeting. The BOS does not want to proceed without the Planning Board's support.

Pest Quotes

- There is an issue with pests in the Police Department. The Board reviewed two quotes to address the pests: one from Critter Control in the amount of \$1439.00 to include sealing all entry points specifically for rodents, and one from Pest Services in the amount of \$1,272.25 for an ongoing service with 12 months of visits to cover rodents and insects.
- There was discussion comparing the two contracts and the services offered by each company. The contracts don't offer the same service. The Board discussed where the funds could come from. It was determined that the funds could come from Buildings 4194A.
- **At 7:03pm, Vanessa made a motion to approve the quote from Critter Control in the amount of \$1439.00. Joe seconded. Both voted in favor.**

Trail Committee Appointment Chair

- **At 7:05pm, Vanessa made a motion to appoint Christopher Carr to the trail committee with an expiration of April 2022. Joe seconded. Both voted in favor.**

Water Testing

- The Board discussed offering Well Water Testing to residents at a discount. Both Vanessa and Joe expressed that they thought this would be a good opportunity to educate residents about the quality of their water. Vanessa presented a draft of an informational sheet that would be available to residents. Kathy will find out about timing and when water should be tested from the testing company.

Budget Committee Meetings

- The Board discussed the upcoming budget meetings. Joe proposed having two nights of meetings in a row, separating Police, Fire, Public Safety into one night and everything else the next night. There was brief discussion

of the inclusion of road reconstruction into the town budget instead of as a separate warrant article. It was suggested that over several years, the warrant article could be phased out by including a portion of the road reconstruction into the budget each year for several years until the full amount was included in the budget.

- The budget committee meetings will be on October 28th and October 29th at 6:30pm.

Hoosac Rd

- The Building Inspector was having a problem with an owner. The owner has since filed and paid for a permit, and this is no longer an issue.

Cable Questions

- The Board briefly discussed the Cable service in town and the amount of money that should be returned to the town. The Board felt that even if in kind services are counted towards the cap, they aren't of material value and shouldn't be used to reduce the amount owed to the Town.

Kathy provided the Board with a list of town officials and their terms.

Vanessa circulated a draft job description for Building Inspector and asked that feedback be provided. This will be further discussed at the next meeting.

The Board reviewed bills and mail.

At 8:07pm, Vanessa made a motion to enter into non-public session under RSA 91A A,C,L. Joe took a roll call vote. Vanessa voted yes. Joe voted yes. Peter was absent. The Board went into non-public session at 8:08pm.

At 9:08pm, Vanessa motioned to exit non-public session. Joe seconded. Both voted in favor.

At 9:09pm, Vanessa motioned to adjourn. Joe seconded. Both voted in favor.

Respectfully submitted,

Chelsea Lalime