

TOWN OF KENSINGTON  
BOARD OF SELECTMEN MEETING  
Kensington Town Hall  
95 Amesbury Road  
Kensington, NH 03833  
MONDAY  
March 5, 2018  
Meeting Minutes-Draft  
9:00am

In Attendance: Norman DeBoisbriand, Robert Wadleigh

Other in attendance: Holly McCann, Donna Carter

Norman motioned to open the session at 9am, Bob seconded, both in favor.

**DEPARTMENT HEADS:**

- Recreation Committee- application and Summer Camp

The board met to discuss various items that needed attention.

Camp Director:

- There were two viable applicants at this time. It was determined that the Recreation Committee members and Kathy would sit in on these interviews along with one board member.
- Interview questions narrowed down from 19.

Camp Coordinator:

- One candidate for this position and they are going to contact to see what availability is for interviewing.

Camp Counselors:

- Emails went out to last year's counselors.
- Will reach out to high schools in the area to see if they have individuals interested.
- There are not individuals below 15 due to the paperwork and the restrictions in hours and duties.

Norman asked if they should go out on indeed, an online posting, to see if there is any interest out there.

The board will review the cost associated with this posting.

Donna suggested putting it out to the local colleges to see if there is any interest. The board does not have an issue with that. They will get the name of someone in the college system to see if it is possible to post there.

Holly got the quote for the bus passes and it is \$235.00 for the bus passes and then each trip is \$250.00. She will wait until after the interviews are done and will go forward once there is a director.

They are looking to get the community involved in the camp, local fire department, police department, and the fish and game.

The board will have Kathy review the scholarships as the welfare director.

**Town Festival:**

Holly asked what the board wishes to do about the town festival and when they want to hold it.

It was expressed that there are not many people attending the event. After talking to some individuals, they expressed that due to the timing of the event and it being close to the 4<sup>th</sup> of July is why they don't attend. The high school sports are starting up around that time in August, so the families will be back in the area.

Donna is unavailable in August to help with the planning. The board is willing to try a shift in the date to see if it will attract more people.

There is a musical group called the Bel-airs that the Committee would like to book, the board was okay with this, so Holly will go back to them and see if they still have that Friday night available. The time of the concert was discussed and it looked like 7-9pm would be a good time for commuters to get home and be able to attend.

Fire and Rescue will be able to participate in the event and do the cooking but would like to be on the upper side of the fields to be more involved with other things going on. Areas will be reviewed for them to be set up.

The trust will be asked about food, but they will talk to them about the quantity needed. They had a lot left over last year, due to other food being available. Simple food choices were suggested.

There was an interested party that wanted to rent the concession stand out for the season. Summer Camp might be an issue with this function. There are additional seats located on the porch by the concession stand for patrons of the concession stand to sit during summer camp. There will have to be an area for the summer camp to be able to store their lunches as well. This is still just in the discussion phase, and the individual was looking for a price to rent the area.

The discussion came up on moving some of the electrical so that the concession stand is on its own meter. This would be something that an electrician will have to help with. The propane usage was discussed as well, and Bob suggested that if you fill the propane at the beginning of the season, then fill at the end, you can track what they used.

The concession stand will also need a deep cleaning. Kathy will call the group that helped with the cleaning of the town hall and discuss what they clean and if this is something that they would be interested in.

**Lights at the Park-** cancelations and who will turn them off if they cancel. Should there be someone hired? This is able to be done remotely. The lights can be programmed in advance for the groups, and it can be turned off when the group cancels. If the lights are not turned on then they will not be charged, but if they get turned on they will still be billed for the night. There needs to be someone on the recreation committee and a backup so if they are not available.

**Field Rentals-** Only the flag football so far this year. There is a traveling baseball team that is interested as well.

**Banners** will be discussed at a later time.

Norman made a motion to close the work session/public session at 9:43am, Bob seconded, both in favor.

**Norman opened the meeting at 10:00am, Bob seconded, both in favor.**

Meeting with Avitar and State Representative on town wide revaluation

Keith Gagnon and Chad Roberge were present to discuss the upcoming revaluation with the board.

Mr. Roberge explained the following:

- Sales will be reviewed next week.
- Newer sales will be used to create a base rate and it will be used for every home.  
The older homes will be adjusted and all the homes should come close to the same cost per square foot.  
After adjustments for depreciation and costs.
- There will be minor adjustments in the field reviews in June, they do not access the homes at this time, because they should have been viewed at some point in the last five years. If there is a view that they did not have a picture of they might get out to take a picture for the file if there is a major change.
- They will check all current use and that it is being used properly. (left in its natural state)  
If they find that there is someone using current use incorrectly they will note it and research the file.

If someone mows like it is their lawn, they will send the property owner a letter to let them know that is not a use allowed with current use property.

- They will provide the town with a printout for them to review, the board will review to make sure that the properties are looking within the right range and report back to them
- They will be doing the utilities values, and the poles and conduit.
- The town did not opt to have a bond on the job.
- There will be a checklist for the board to review.
- The hearings will be held in late July, and this is when the property owners make appointments to come in and talk to them about their valuations.

The board was concerned about the current use and the revaluation. Does the current use have a negative effect on the town if there are big lots? There will be a small difference. There is the sale price that comes into play. Access acreage is now valued at \$1500, and the analysis in other towns the access acreage has gone up substantially. One town they revalued the access acreage increased \$10,000 per acre, but they have not done this for Kensington yet, so they don't know what effect the sales will have.

Keith Gagnon from the New Hampshire Department of Revenue explained to the board what he will be doing in the town this year. He had a few questions that Chad answered.

- Chad will be the supervisor for the project
- The value changes will be done by Avitar.
- Hoping to be done by mid-August
- Sales analysis should be done by June, maybe even April
- Hearings late July
- They will use sales for one year.

He will be doing a performance review of the assessing files including, exemptions, credits, and anything that is associated with the assessments. If there is a finding, they will also give the board a suggestion to fix. He explained that there are asset limits attached to their elderly exemptions and they might want to look at those. The all trusts will need to be checked. The information is checked every five years now, and this year is the fifth year. The building permits will be looked at as well.

Norman made a motion to adjourn at 10:40am, Bob seconded, both in favor.

Respectfully submitted,

Kathleen T Felch