

TOWN OF KENSINGTON  
BOARD OF SELECTMEN MEETING  
Kensington Town Hall  
95 Amesbury Road  
Kensington, NH 03833  
MONDAY  
MARCH 24, 2025  
Meeting Minutes  
6:30pm

**Public Comment-**

- **Susan Porcelli:** Discussed several bills passed by the New Hampshire Senate affecting zoning restrictions. Expressed concerns about the impact on small communities like Kensington. Highlighted the importance of local control over zoning and development decisions.
- **Discussion:**
  - **Question:** Is there a particular group or organization driving this bill?
  - **Answer:** Susan Porcelli explained that the bills are not partisan but are driven by a desire to make housing more affordable and accessible. She mentioned that developers are pushing for these changes to make it easier to build housing.
  - **Concern:** The impact on local resources, such as water usage, and the potential for urban sprawl. Susan emphasized the need for local control to ensure that development is appropriate for the community.
- **Gary Dickenson:** Raised concerns about being overtaxed on his camper unit due to incorrect assessment. Requested the board to investigate and correct the issue.
  - **Discussion:**
    - Gary explained that his unit was assessed as being 10 years newer than it actually is, leading to overtaxing for seven years. He provided information for the board to investigate and mentioned that other residents have similar concerns.
    - **Answer:** The board will look into the issue and get in touch with him on their findings.

**B. Gustafson made a motion to enter a Board of Health session for a septic waiver, seconded by S. Hamilton, all in favor.**

**BOARD OF HEALTH-34 LAMPREY ROAD- SEPTIC WAIVER**

- **Hugo Findeisen of Findeisen Survey and Design LLC:** Presented a plan for a septic system for a two-bedroom house, requesting waivers due to proximity to wetlands and lot lines.
  - **Discussion:**
    - Hugo explained the design of the septic system and the need for waivers due to the location of the septic tank and leach field. He mentioned that the system could not be found.
    - Mike Cuomo sent an email to the board that explained the reasons for needing the waivers and that the current situation is unhealthy and he supports the approval of the plan submitted.
    - S. Hamilton asked where the wells of the property adjacent to the lot were located and they were investigated and they are to the back of the lot not near where the septic field it proposed.

- Board members discussed the proximity to wetlands and the need to comply with state and local regulations. They acknowledged the challenges of the lot and agreed that the proposed plan is the best solution given the circumstances.
- **MOTION: B. Gustafson motioned to grant the requested waivers for the septic system. Second by S. Hamilton. All in favor.**
  - **Waiver from Article VII.7.1.D.3.a. SECTIONS i. ii. vi.**
    - i. To be 39 feet from the wetland's setbacks.
    - ii. To be 13 inches instead of 18 inches from the natural ground surface.
    - vi. To be 2 feet from the bed bottom to the seasonal high water tables.
  - **Waiver from section Article VII.7.1.D.3 c**
    - c. For waiver of 25 feet to be 10 feet from the lot line boundary.

**B. Gustafson made a motion to exit the Board of Health, seconded by S. Hamilton.**

**AGENDA:**

**The board welcomed Sara Hamilton on the selectboard.**

**DEPARTMENT HEADS:**

• **Police Department –Chief Scott Cain –**

- One of the current cruisers is defective and has been in the shop for a month, he is looking for approval to order a cruiser to replace the car that is now out of service. He is looking to set up a schedule to get a vehicle each year.

The budget has the lease payment within it and he will be looking to order the vehicle and outfit it and this looks to be in service by the fall.

S. Hamilton, what happens to the vehicle that is getting traded in and everything is stripped out of it and it is a Dodge Charger and not worth using it for the fire department. The cages are different and now all the cars will be Dodge Durangos. They don't give the town much
- The department is back better staff with just one officer out.
- He would like to have a meeting with Moulton Ridge Road homeowners and Unitil for the upgrading needed for the Cell Tower on Moulton Ridge Road. He would like to get everyone on the same page. The fire department offered to cart people around with the Gator to help with access to the upper part of Moulton Ridge Road. The outriggers will consume most of the road. They might not have much time to organize this once the time is set so they are looking to be proactive in addressing potential traffic issues.

• **Fire Department – Fire Chief Jeffrey DiBartolomeo –**

- Nothing to report
- Radios have been ordered for the fire department that were approved by Warrant Article.

• **Emergency Management - Fire Chief Jeffrey DiBartolomeo –**

- Radio antenna project is still going on and waiting for more parts and the state to install the radios, once that happens, they will be up and running.

• **Road Manager – Matthew Armstrong-**

- March 7<sup>th</sup> there were high winds and several trees were brought down and road closures and logs and debris was removed by Matrix totaling \$1250.00.

- Passing of road reconstruction warrant he is looking to get the scope of work for their review and approval for the next meeting so that the RFP can be put forth and posted.

• **Tax Collector- Carlene Wiggin- PROPERTY TAX LIEN SIGNATURE**

- Next month is the annual tax lien that the town completes and there are now 13 unpaid parcels.
- Board members discussed the importance of enforcing tax payments and the impact on the town's budget. They agreed to proceed with the tax lien process and signed the lien.

• **Building Inspector- Gino Rignoli-**

- All going well and he will follow up with the 149 South Road Property and see where he is in the process of the permits with the Planning Board.

• **Kensington Energy Committee – Zeke Schmois**

- Harmony requested a letter of intent- He would like the board to sign this non-binding letter of intent just stating that the town will be using Harmony to install the solar panels on the roof of the town hall. They have pushed the kickoff meeting out to May as the funds are not available yet. They have done several things for the town for free already and they would like to have the board sign off on this showing their support. The board signed the letter.
- Grange Hall- The committee met with the Grange Trustees to see if the space was feasible to get a free energy assessment for them to insulate. It is a good project for them to be involved in and they are moving forward.
- NH net group metering- State NH net metering, and if there is a % of the Solar farm that is within the same utility region to give the town cheaper utility costs. The town hall can't participate in net metering once the solar panels are installed on the town hall roof. He will be talking to other companies and maybe we can get cheaper electricity for the amount of time until the panels are installed on the town hall roof. We could possibly do the other 11 accounts that the town has. The board thanked Zeke for his information.

**NEW BUSINESS:**

**PERMIT TO USE TOWN HALL- UNIVERSALIST CHURCH MAY 17<sup>TH</sup>**

- The church requested to use the town hall for an open house event. They estimate about 100 attendees and provided details about the event.
- Board members discussed logistics and the impact on the town hall. They agreed that the event was appropriate and approved the request.
- **MOTION:** B Gustafson made a motion to approve the permit for the use of the Town Hall for the Universalist Church on May 17, 2025, from 10am-12pm. S. Hamilton seconded, all in favor.

**OPEN AIR ASSEMBLY- NURTURE AND NATURE CHILDCARE CENTER APRIL 5 10-12**

- The center requested a permit for an assembly event. They provided details about the event and the expected attendance.
- Board members discussed the logistics and the impact on the community. They agreed that the event was appropriate and approved the request.
- The details will be provided by the Kensington police department on April 5, 2025.
- **MOTION:** B. Gustafson made a motion to approve the Open Air Assembly for Nurture and Nature for April 5, 2025, with no street parking, seconded by S. Hamilton, all in favor.

**INTENT TO EXCAVATE- WELSH**

- Yearly intent for the Gravel Pit off of Osgood Road.

- **MOTION:** B. Gustafson made a motion to approve the Intent to Excavate for the Welsh property on Map 11 Lot 30, seconded by S. Hamilton, all in favor.

#### **ADDITIONAL CART APPROVAL- 33 MUDDY POND ROAD**

- **MOTION:** S. Hamilton made a motion to approve the additional cart for residential use only for 33 Muddy Pond Road, B. Gustafson seconded, all in favor.

#### **ROAD RACE PERMITS –**

- **Kensington PTO Crowned Hawk Road Race:** Requested a permit for a road race on June 1, 2025.
  - The PTO provided details about the road race and the route. They discussed the impact on traffic and the need for coordination with the fire department.
  - They will be using the same route as last year and starting at Sawyer Park, Trundle Bed and onto Cottage Road. They were on the road for maybe an hour from 9am- 10am. She has typically coordinated with the police department for the detail.
- **MOTION:** S. Hamilton moved to approve the use for the Kensington PTO Crowned Hawk Road Race on June 1, 2025. B. Gustafson seconded, and all were in favor.
- **Ride to End Alzheimer's:** Requested a permit for a road race on June 14, 2025
  - They discussed the impact on traffic and the need for coordination with the fire department.
  - **MOTION:** S. Hamilton made a motion to approve the ALZ road Race pending approval from the Fire Department, B. Gustafson seconded all in favor.

#### **APPOINTMENTS**

- **RECREATION COMMITTEE- SUSIE SWALES:** Susan's nomination was discussed, and her qualifications were reviewed. Board members agreed that she is a suitable candidate for the committee.
- **MOTION: S. Hamilton motion to appoint Susie Swales as a Kensington Recreation and Social Committee member, seconded by B. Gustafson, all in favor.**
- **KENSINGTON FIRE DEPARTMENT: Douglas and Sandra Rogers Osterloh**
  - The Fire Chief explained that Douglas and Sandra are coming from another department and he is happy to have them, they are certified and ready to respond after the appointment.
  - **MOTION: to appoint Douglas Osterloh to the Kensington Fire Department as a fire fighter and EMT. Seconded by S. Hamilton, all in favor.**
  - **MOTION: to appoint Sandra Rogers-Osterloh to the Kensington Fire Department as an EMT. Seconded by S. Hamilton, all in favor.**

#### **ELDERLY EXEMPTION-18-12-25A & 18-1-4**

- The exemptions were reviewed before the meeting by staff for completeness and qualify under the town's new criteria.
- **MOTION: B. Gustafson made a Motion to approve the Elderly Exemptions for Map 18 Lot 12-25A and to grant an Elderly Exemption for Map 18 Lot 1-4. S. Hamilton seconded all in favor.**

#### **MOWING CONTRACT- EXTEND CONTRACT FOR 1 YEAR-**

- Kathleen explained the need to extend the mowing contract and the slight increase in cost. She mentioned the contractor's reliability and past performance.
- Board members discussed the cost and the importance of maintaining town properties. They agreed to extend the contract.

- **MOTION: S. Hamilton made a motion to approve the extension of the contract for one year for York River Landscaping in the amount of \$18,532.40, seconded by B. Gustafson, all in favor.**

**UPDATES FROM PUBLIC SAFETY BUILDING COMMITTEE**

- K. Felch will send out the letters to the property owners that the committee has identified. B. Solomon asked the same people will be contacted again and there are some of the same properties that will be contacted as before.

**Town Administrator:**

Kathleen Felch-

**PAYRATE FORMS-**

- Kathleen explained the need for one board member to sign on behalf of the board.
- Board members discussed the process and agreed to the request.
- **MOTION: S. Hamilton motioned to authorize B. Solomon to sign the payrate forms for the Board of Selectmen, seconded by B. Gustafson, all in favor.**
- Gino informed the board that he will be away for some time in June. He will be accessible from home for emails.
- Board members will review the duties chart and see what departments and committees they are interested in coordinating with and bringing updates back to the board from those committees.
- Chairman was determined at the April 7<sup>th</sup>, 2025 meeting of the board.
- Bills, Payroll and Mail and were reviewed and signed.

**NEXT MEETINGS at the town hall at 6:30pm.**

- **April 7<sup>th</sup> and 21<sup>st</sup>**
- **May 5<sup>th</sup> and 19<sup>th</sup>**

**MOTION:** B. Gustafson motioned to adjourn at 7:56 pm, seconded by S. Hamilton all in favor.

Respectfully submitted,

Kathleen T Felch