



TOWN OF WARNER

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Select Board: Harry Seidel, Chair
Mike Smith
Alfred Hanson
Kathleen Frenette, Town Administrator

Select Board Meeting DRAFT Minutes

Select Board Non-Public Meeting

Tuesday, May 27, 2025 3:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. Open Meeting & Roll Call

Michael Smith called the meeting to order at 3:00 PM.

Select Board members present: Michael Smith, Chair, Harry Seidel & Alfred Hanson

Others present: Kathleen Frenette, Town Administrator

Michael Smith made a motion seconded by Alfred Hanson to move into non-public session at 3:02 pm.

Motion by Smith to go into non-public session in accordance with RSA 91-A:3, II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, *other than a member of this board*, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.

- a. Seconded by: Handon
- b. Roll call vote: All in favor
- c. Motion: PASSED

Entered non-public session at 3:02 PM.

- d. Others present: Kathleen Frenette, Town Administrator, Elizabeth Labbe, Assessing Clerk
- e. Motion to return to public session: Smith
- f. Seconded by: Seidel
- g. Roll call vote: All in favor
- h. Motion: PASSED
- i. Notes of Discussion: The Assessing Clerk to reach out with a letter to the owner of the property with a time line.

Public session reconvened at 3:25 PM.

- j. Roll call vote to seal minutes: Smith___NO___Seidel___NO___Hanson___NO___
- k. Motion: PASSED

Entered non-public session at 3:27 PM.

Motion by Smith to go into non-public session in accordance with RSA 91-A:3, II (a) *The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.*

l. Others present: Kathleen Frenette, Town Administrator, Tim Allen, DPW Supervisor

m. Motion to return to public session: Seidel

n. Seconded by: Smith

o. Roll call vote: All in favor

p. Motion: PASSED

q. Notes of Discussion: Policy and procedures and chain of command discussed.

Public session reconvened at 4:03 PM.

r. Roll call vote to seal minutes: Smith ___ NO ___ Seidel ___ NO ___ Hanson ___ NO ___

s. Motion: PASSED

Short break taken at 4:04 Public meeting reconvened at 4:27PM

I. Public Meeting and Roll Call

Chairman Mike Smith called the meeting to order at 4:19 PM.

Select Board present: Mike Smith, Alfred Hanson and Harry Seidel. Also present was Kathy Frenette Town Administrator.

Members of the public: Martha Mical, Faith Minton, John Leavitt, David Carle, Charlie Albano, Kathy Carson, Elizabeth Labbe, Tim Allen, Pier D'Aprile, Karen Coyne, Trish Mitchell, Bob Holmes, Ed Raymond, Bill Chandler, Natalie Wellsgiff, and Deborah Mahar.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

Alfred Hanson requested that **Item V. j.** Vote Chair / Vice Chair be moved up.

Alfred Hanson nominated Harry Seidel as Chairman, Harry Seidel accepted.

Harry Seidel nominated Alfred Hanson as Vice Chair, Alfred Hanson accepted.

Harry Seidel made a motion seconded by Mike Smith to accept the nominations. ROLL CALL VOTE Seidel YES, Smith YES, Hanson YES.

III. Public Comment

-*Martha Mical* reminded the Select Board members to speak up and clearly so the audience can hear.

-*Faith Minton* asked the Select Board to insert her written statement into the April 29, 2025 minutes.

-*John Leavitt* stated that at a recent Right-To-Know meeting in Concord it was made clear that members of the public cannot insist that something be included in meeting minutes that is the Select Board's prerogative.

-*David Carle* spoke about the decision to hire an additional law firm. He stated that he reviewed the confirmation of engagement. He asserted that the confirmation of engagement does not limit the new law firm to matters relating to the transfer of properties as was previously stated. He stated that there was no discussion regarding the components of the confirmation of engagement, the budgetary impacts or the reading requirements as required in the purchasing policy. He believes the justification for adding a new law firm for all Warner matters needs to be discussed in a public meeting. David Carle stated that there have been other failures to follow the Warner Purchasing Policy relating to the number of purchases (law

1 firm, auditing firm, credit card readers, IT services, photocopier lease. He stated that he received a
2 highlighted copy of the purchasing policy that does state that the Select Board can authorize purchases in
3 the best interest of the Town. He stated that authorize means a vote in open meetings. He has not seen
4 that in the minutes. He suggested having someone from a law firm come in to purchasing policy. David
5 Carle stated that there is not an updated employee handbook and the concern regarding hidden cameras in
6 Town Hall. Mike Smith stated that this appears to be something that should be an agenda item. Harry
7 Seidel explained that the issues raised are something that the Select Board needs to look at. Alfred
8 Hanson agreed.

9 -*Charlie Albano* stated that he would like to see the agreement between the town and Burrington Builders.
10 He stressed that the project is taking too long. He believes there should be a two year plan with goals and
11 objectives set. Charlie Albano spoke about Warner Community Center energy improvements. He
12 suggested a meeting with the Town Administrator to review the Energy Grant from the Community
13 Development Finance Authority. Harry Seidel will forward the Burrington Builders agreement to Kathy
14 Frenette to forward to Mr. Albano.

15 -*Martha Mical* spoke about past practices of the Select Board. She explained that if two Select Board
16 members sign something that is sufficient and a conversation is not required.
17

18 **IV. Select Board Business**

19 **a. CIP Funds for Transfer Station**

20 Tim Allen Director of Public Works explained his objective is to separate commercial traffic from the
21 other traffic at the transfer station. He would like the Select Board to allow him to stump/grind and clean
22 up the area that has been cleared and make access to the lot on the state shed side of the lot. He explained
23 the reason is that there are two road projects coming up and there will be materials from those projects
24 that need to be stored. He would like to stump the area behind the transfer station to create access for the
25 brush and compost piles. He stated that he will be acquiring additional drone footage of the site. Tim
26 Allen requested permission to rent equipment for a few weeks at a cost of \$22,000 to begin the work of
27 clearing the lot as he explained. He would like to use capital reserve funds (CRF) in the Transfer Station
28 Facility Upgrades fund.
29

30 Alfred Hanson stated that the current balance is \$120,000 in the Transfer Station facility CRF. Tim Allen
31 indicated that he thought it was closer to \$200,000. Alfred Hanson asked if the work done this year will
32 take him into next year. Tim Allen explained that he is hopeful but he cannot say definitively. Mike
33 Smith clarified that the balance is \$201,453.63. Harry Seidel recognized that this will help to develop a
34 comprehensive plan for the site. Tim Allen spoke about the need to separate commercial traffic from the
35 other traffic. Alfred Hanson asked Tim Allen for an estimated dollar figure to accomplish the objective of
36 separating commercial traffic from the other traffic at the transfer station. Tim Allen estimated \$300,000.
37 He reiterated that if the site is cleared and he is able to stock pile the materials from two road projects that
38 will bring savings to the Town.
39

40 Mike Smith explained that at Town Meeting it was made clear that the voters would first like to see a plan
41 in place before spending funds. He echoed that opinion. Alfred Hanson asked if the clearing of land
42 needs to be done before the drone footage is taken. Tim Allen explained that it can be done either way.
43 Alfred Hanson would like to see the drone shot before spending money. He acknowledge the savings of
44 having the site prepared and ready for the stock piling of road materials to avoid moving the materials
45 twice. The Select Board agreed to wait for the drone footage and site plan.
46

47 Tim Allen advised the Select Board that the Town of Hopkinton is doing a shim overlay and seal on
48 Kearsarge Road from the fairgrounds to the Hopkinton town line. He spoke to Hopkinton about the
49 estimated cost to go from the Warner Town line to Route 103 which is \$81,000 for a shim overlay and
50 seal. Tim Allen stated that with the paving money not in the budget this year he is trying to figure out

1 how to finish the three roads in town that are in need of a top coat (Stage Coach Loop, New Market, and
2 Denny Hill Roads). He stressed that he does not want to do anything to jeopardize those projects because
3 they need a top coat. Tim Allen explained that the Kearsarge Road project with the Town of Hopkinton is
4 a savings of \$14,000 - \$15,000 for the Town of Warner to take care of Kearsarge Road at the same time
5 that Hopkinton is. Tim Allen stated that the three roads could be chip sealed to protect them but does not
6 want to let them go through another winter unprotected. Tim Allen stated that chip sealing is \$65,000
7 versus \$120,000 to wear course. Tim Allen stated that chip sealing will protect the roads. He stated that
8 he would prefer to tackle the three roads before the Kearsarge Road project. There was a discussion
9 regarding the future budgetary needs for road maintenance. Alfred Hanson asked Tim Allen to schedule a
10 Roads Committee meeting in the near future. Tim Allen reiterated that his priority is to find a way to
11 finish/seal Stage Coach Loop New Market Road and Denny Hill Road. At the next Select Board meeting
12 Tim Allen will provide a cost analysis for the three roads.

13 b. Kearsarge Mountain Road 33-018

14 Harry Seidel explained that the 4 lot subdivision has been registered with the Registry of Deeds. He
15 advised the Select Board that when the subdivision application was reviewed there were elements that
16 were required to be built there to protect Warner downstream. He stated that there is a very large
17 sediment basin and the town does not have an agreement in place to service it. He explained that Tim
18 Allen would like to be able to service it if it should fill up with sediment. Harry Seidel informed the
19 Select Board that a foundation has been poured in the area. Alfred Hanson asked if Mr. Boyer has
20 addressed the issues that were previously brought to his attention. He stated that Mr. Boyer needs to
21 address the issue with of sediment. Harry Seidel stated that Mr. Boyer told him that he would have his
22 engineer and surveyor review the issues and location.

24 c. Paul LaMalfa with East Coast Copier

25 Tabled until the next meeting.

27 d. Beautification Program

28 Kathy Carson and Faith Minton updated the Select Board on their efforts. Faith Minton stated that
29 donations are coming in. They requested that the Beautification Program be considered when Encore
30 Energy donation is received. Faith and Kathy spoke about replacing the flower pots at Town Hall. Faith
31 Minton explained that they are seeking guidance from Pellettieri Landscaping. Kathy Carson advised the
32 Select Board that Pellettieri Landscaping is hoping to contract with the Town. Alfred Hanson asked about
33 contract price. Kathy Frenette stated the amount is \$1,350. Kathy Carson explained that there is a
34 donation in place to cover the contract cost. Faith Minton stressed that fund raising is in full swing.

36 e. HOP II Committee Framework

37 Alfred Hanson explained that he has not been able to meet with people but he is hoping to have that done
38 by the next meeting. Harry Seidel stated that Mike Tardiff is in attendance. Alfred Hanson explained that
39 he is looking for clarification on the funding. Mike Tardiff explained that funding is available. Karen
40 Coyne asked if the Town could receive something in writing that states the funding will be available to the
41 Town since this is a pay upfront and get reimbursed situation. Mike Tardiff stated that would need to
42 come from the Invest New Hampshire group. Mike Smith asked how much public input would be
43 received. Mike Tardiff advised the Select Board that public input drives the program. He stated that it is
44 up to the Town and the goal is receive as much public input as can be generated. Harry Seidel stated that
45 the committee needs to be established, and it needs to be done soon. Harry Seidel stated that there are
46 some towns who wait to receive the funds to avoid paying upfront.

48 The Select Board took a 5-minute recess – 7:24 pm – 7:30 pm

1 Harry Seidel stated that there are eight volunteers who would like to serve on the HOP II Committee. He
2 asked if anyone wanted to make a motion. Mike Smith stated that it was requested to be tabled until June
3 10, 2025 meeting. Alfred Hanson stated that he will provide a summary of questions at the next meeting.
4

5 f. Resident Concerns

6 1. Map 03 Lot 013 2. Map 17 Lot 011 3. Map 19 Lot 024

7 Elizabeth Labbe from the Assessing Department advised the Select Board that they have copies of
8 response letters that she would like to send addressing the letters of complaints she received.

9 The Select Board approved the response letters to be sent.

10 **Mike Smith made a motion seconded by Alfred Hanson to approve the response letters from the**
11 **Assessing Department. ROLL CALL VOTE Smith YES Hanson YES Seidel YES**
12

13 g. Fire Damaged Properties

14 Elizabeth Labbe advised the Select Board of the process that she follows when a home fire occurs. She
15 explained the proration of taxes pursuant to state law.
16

17 h. CIP Time Frame

18 The Select Board reviewed the new CIP time frame. The Planning Board review begins in June. Harry
19 Seidel suggested the Select Board make it known to all town departments that the time frame has been
20 moved up. Karen Coyne Planning Board Chair will send letters to department heads next week.
21

22 i. Church Street Map 31 Lot 52 Set Public Hearing

23 Mike Smith explained that the Town has received a letter from the attorney representing Burrington
24 Builders. He stated that he has been advised that the exemption under RSA 79-e was not filed with the
25 state. Harry Seidel stated that the project is in line with the general feeling that the Town has had
26 regarding historical buildings. Harry Seidel explained when the application was submitted in 2022 the
27 town did not have the current assessor. He further explained that when the Town hired the current
28 assessor she reviewed all property tax exemption. Harry Seidel stated that the Assessor determined that
29 the original exemption was granted in error. Harry Seidel advised the Select Board that the Assessor
30 cannot support the exemption because the property does not qualify under RSA 79-e.
31

32 Mike Smith explained that the applicant filed the application with the Town when it should have been
33 filed with the State. He stated that the applicant has received 8-years of an exemption that it did not
34 properly file for or qualify for. Mike Smith stated that if the Select Board choses to rescind the exemption
35 pursuant to RSA 79-e: 9 that would require the owner to pay back all of the tax benefit he received. He
36 stressed that would be detrimental to the project. Mike Smith explained that the cleanest way to move
37 forward is to vote not to grant the exemption and require the applicant to refile with the state. Harry
38 Seidel stressed that the Department of Revenue will not accept the application because the property does
39 not qualify under RSA 79-e: 9. Mike Smith noted it would be best for the Select Board to vote not to grant
40 the exemption going forward, to change the vote of the previous board, and allow the applicant to have
41 the exemption received this far. Harry Seidel asked if the Select Board could draft a contract between the
42 Town and the applicant. Harry Seidel stated that the applicant's attorney wants to speak directly with the
43 town attorney. The Select Board agreed that would not be approved. Mike Smith would like to receive an
44 opinion from the town's attorney about the feasibility of a contract between the town and the applicant.
45 The Select Board agreed to request an update on the design status. The Select Board agreed that the
46 completion of this project is in the Town's best interest. The Select Board agreed to seek a legal opinion
47 on the Town's options. Mike Smith recapped the action that the Select Board needs to vote on 1) fence,
48 boarding up windows 2) letter to applicants attorney declining contact with the Town's attorney 3) vote to
49 reverse the previous Select Board's vote 4) seek legal opinion to determine the town's options.
50

1 Alfred Hanson would like a status update from the applicant. Harry Seidel would like to inform the
2 applicant that he does not qualify for RSA 79-e. Harry Seidel would prefer the windows to be boarded up
3 rather than a fence. Mike Smith stated that the applicant has not boarded up the window so far he is
4 inclined to require a fence. The Select Board agreed to write to the applicant requesting a status design
5 update and emphasize the importance of safety.
6

7 **Mike Smith made a motion seconded by Alfred Hanson to send Mr. Burrington a letter requesting**
8 **that he complete the boarding up of the windows by June 10, 2025, if Mr. Burrington does not**
9 **comply the Town will ask that he install a fence around the building. The Town also requests the**
10 **following: a status update on the design of the building, a work timeframe moving forward and a**
11 **certificate of insurance. ROLL CALL VOTE Smith YES Hanson YES Seidel YES**

12 *Discussion on the motion:*

13 Pier D'Aprile asked if there is a building permit issued on the property. Elizabeth Labbe stated that is not
14 a building permit issued. Pier D'Aprile recommended a cease and desist letter. He stated that the town is
15 culpable since it has not followed its own rules. He stated that a building permit will require the applicant
16 to submit a design plan. Charlie Albano encouraged the Select Board to require a business plan from the
17 applicant to ensure forward progress. Harry Seidel will write the letter and forward it to the Board.
18

19 **Mike Smith made a motion seconded by Alfred Hanson to deny the exemption application for RSA**
20 **79-e: 9 for two reasons 1) it is submitted in pencil and 2) the property does not qualify. MOTION**
21 **FAILED Hanson NO Seidel NO Smith YES**

22 *Discussion on the motion*

23 Alfred Hanson asked why there is not a building permit and he requested a copy of the original contract
24 between the applicant and the Town. Harry Seidel stated he does not want to deny the exemption yet.
25

26 At this time the order of business was adjusted to hold the public hearing.

27 **V. Select Board Other Business**

28 a. 6 PM Public Hearing Community Impact Donation from Encore Energy

29 **Harry Seidel made a motion seconded by Alfred Hanson to open the public hearing at 6:16 PM.**
30 **ROLL CALL VOTE Hanson YES Smith YES Seidel YES**
31

32 Harry Seidel stated that Encore Energy is making a donation to the Town in the amount of \$20,000.
33 The floor was opened for public input.

34 -Marianne Howlett asked for a brief explanation about the donation. Harry Seidel explained that Encore
35 Energy intends to build a solar array in Warner. As a gesture of good will they would like to make a
36 donation to the Town.

37 -Martha Mical asked if the Town could provide Encore Energy a list of items that the town is considering
38 to use the donation for.

39 -Bill Chandler asked if the Town can accept the donation and make a decision at another time.

40 -Faith Minton stated that she understood that Encore Energy wanted the money to go towards something
41 the whole town could enjoy.

42 -Marian Howlett asked why the town has to make a decision if the donation is no strings attached.

43 -Charlie Albano spoke about using the funds towards the Warner Community Center.

44 -Elizabeth Labbe would like it towards stairs / access.

45 -John Leavitt stated the money should not be accepted without a decision on where to spend the money.

46 -Mike Smith stated that the only string attached is that the money is to be used for something positive for
47 Warner and it provides positive P.R. for Encore Energy. He repeated his suggestion that the money go
48 towards the Warner Fall Foliage committee who would distribute the funds using their well-established
49 program. He reiterated that this discussion is to accept the donation.

1 -Faith Minton does not support giving the funds to the Fall Foliage committee she believes Encore Energy
2 is looking for something tangible. Martha Mical agreed.
3 -Sarah McNeil suggested replacing the Warner Town sign on the rotary.
4 -Mike Smith explained that the Warner Fall Foliage committee is willing to accept the money and they
5 have a well-established program to disperse the funds. He stated they are a non-profit organization and if
6 the Town takes the money it is considered as a revenue stream.
7 -Harry Seidel explained why the rotary sign is not an option.
8 -Bill Chandler questioned if using the fall foliage program would become problematic.
9 -Alfred Hanson suggested the fund be given to the Town of Warner Beautification Program. Mike Smith
10 supports that idea.
11 -Faith Minton encouraged community input for the Town Beautification ideas.
12 -Harry Seidel spoke about planting trees at the Warner Community Center.
13 -John Leavitt suggested replacing the front doors.
14 **-Man in the audience name not stated** suggested repairing/replacing the front steps and entryway.

15 Harry Seidel closed the public hearing at 6:38 PM.

16 **Alfred Hanson made a motion seconded by Mike Smith to accept the \$20,000 Encore Energy**
17 **donation to be disputed to the Town of Warner Beautification Fund. ROLL CALL VOTE Hanson**
18 **YES Smith YES Seidel YES**
19

20 j. The Building Permit

21 Harry Seidel explained that at the last Select Board meeting there was a discussion regarding the new
22 building permit process. He explained that a few local builders expressed their disappointment. Harry
23 Seidel stated that a great deal of time and effort went into establishing the costs of the building permit
24 process. He looked at Hopkinton Sutton New London Sunapee and Newbury. He stated that those towns
25 are generally in the same price range, Warner is a little higher on the actual permit fee. Mike Smith
26 stressed that a significant amount of time was spent on this. He stated that the Select Board has heard
27 from two builders from the same company. Mike Smith acknowledged that consideration should be given
28 to the point that the fee is non-refundable and to the basement square foot price. Harry Seidel spoke about
29 the added responsibility relating to the Energy Certificate of Compliance that the State has shifted to the
30 Town. Mike Smith explained that the new fee structure will allow the Town to break even. He would
31 prefer to review the non-refundable issue and look at the basement square foot price. Alfred Hanson and
32 Harry Seidel agreed.
33

34 k. Abatement Map 10 Lot 104

35 Tabled
36

37 l. Building Inspector Volunteer Form

38 Alfred Hanson asked for clarification on the position: compensation versus a volunteer. Mike Smith
39 stated the position is stipend. Alfred Hanson suggested advertising the. Mike Smith explained that the
40 building inspector has not submitted his resignation letter. The Select Board agreed to speak to Tom Baye
41 the Building Inspector on June 24, 2025.
42

43 **VI. Select Board Committee Update**

44 Harry Seidel informed the Board that the May 19, 2025 Planning Board meeting was cancelled.
45 James Sherman Chair of the Economic Advisory Committee is meeting with Charlie Albano to receive an
46 update on previous committee efforts.
47 Mike Smith stated he has nothing to report.
48 Alfred Hanson hopes that Tim Allen will soon restart the Roads Committee meetings. The Budget
49 Committee continues to tour town facilities. The Parks and Rec Committee is looking at alternatives for
50 the ice rink.

1
2 **VII. Town Administrator Report**

3 Kathy Frenette advised the Select Board of the following:

- 4 -Friday May 30, 2025 is the vote on the Senate Bill 297 regarding employee insurance benefits.
5 She would like to contact the other town's in the Kearsarge School District to see if they are interested in
6 exploring shared resources. The Select Board authorized contacting other towns in the school district.
7 -The Town of Bradford responded in writing expressing interest in discussing the cell tower/service. The
8 Town of Sutton has agreed. She asked the Board to provide available dates to schedule a discussion.
9 -Audit report will be updated and provided to the Select Board.
10 -The weeks of July 7th and July 14th 2025 the Auditors will be working at Town Hall.
11 -Eric Buck in the Town Clerk office is experiencing computer issues and it will need to be replaced.

12
13
14 **VIII. Consent Agenda**

15 Harry Seidel read the Consent Agenda for May 27, 2025

- 16 - Intent to Cut 25-463-08T
17 - Building Permit Map 2025-030 Map 13-018-2 / 2025-031 Map 11-043-4 / 2025-032 Map 31-001
18 - Yield Tax 24-463-20T and 24-463-21T

19 **Alfred Hanson made a motion seconded by Mike Smith to accept the Consent Agenda as read.**

20 **ROLL CALL VOTE Hanson YES Smith YES Seidel YES**
21

22 **IX. Manifest**

23 Harry Seidel read the Manifest Motions for May 27, 2025

- 24 -Motion for the Select Board to approve the following previously signed Manifest for accounts payable
25 check # 11399 through 11436 dated 5/15/25 in amount of \$400,748.89 which includes a payment to the
26 Kearsarge Regional School District in the amount of \$336,793.
27 -Motion for the Select Board to approve and order the treasurer to sign the following manifests; accounts
28 payable check numbers 11437-11449 dated 5/27/25 in the amount of \$57,183.59 for the 5/29/25 bi-
29 weekly payroll. Biweekly payroll check numbers 3993-3999 Direct Deposit check numbers EO2413-
30 EO2440 dated 5/29/25 in the amount of \$43,531.66 and accounts payable check numbers 11440-11466
31 dated 5/27/25 in the amount of \$71,571.35.

32 **No vote taken**
33

34 **X. Public Comment**

35 None
36

37 **XI. Select Board Meeting Minutes April 29, 2025 and May 13, 2025**

38 **May 13, 2025**

- 39 Pg 1 top of page insert Tuesday
40 Pg 2 & 3 Correct the spelling of Mike Carrol last name
41 Pg 4 line 34 strike \$10,000 insert \$2,200
42 Pg 5 line 16 strike supportive insert supports
43 Pg 6 insert time (not stated) of adjournment 7:11 PM

44 **Harry Seidel made a motion seconded by Mike Smith to accept the May 13, 2025 Select Board**
45 **Meeting Minutes as amended. ROLL CALL VOTE Hanson YES Smith YES Seidel YES**
46

47 **April 29, 2025**

- 48 There was a discussion regarding different sets of draft minutes.
49 Pg 1 correct letter heading strike Faith Minton insert Alfred Hanson
50 Pg 2 line 6 strike draft minutes insert NHMA protocol for creating minutes

1 Pg 2 Burrington Builders discussion insert map and lot (not stated) of property Map 31 Lot 52
 2 Pg 2 Burrington Builders discussion 5th sentence should read *Harry Seidel stated that this 'IS' something*
 3 *that is supported by the master plan.*
 4 Pg 2 insert Nate Burrington signed the contract
 5 Pg 2 strike sentence "*He stated that the RSA 75: I-a...*"
 6 Pg 3 correct sentence to read "*Mr. Burrington stated that he would like "to" attract older couples or*
 7 *young families"*
 8 Pg 3 Strike Mike Seidel insert Mike Smith
 9 Pg 4 correct sentence to read "*He acknowledged the 2 year gap from 2022 to 2024.*"
 10 Pg 4 insert coma "*Attorney Lombardi recapped that the by way of a Select Board vote, INSERT COMA*
 11 *they approved the 5 year extension in January 2024.*"
 12 Pg 4 no time stated for brief recess (insert time 6:33 PM), the meeting reconvened at 6:45 PM
 13 Pg 5 correct sentence to read "*Alfred Hanson stated this is a deal that the Town cannot afford to lose.*"
 14 Pg 6 correct sentence to read "*He acknowledged the Town could go out to bid.*"
 15 Pg 7 strike $\frac{3}{4}$ insert three quarters
 16 Pg 7 correct sentence to read "*Mike Smith stated that he is not convinced it is necessary*"
 17 Pg 7 correct sentence to read "*He explained that it is local residents who have an interest in the planner's*
 18 *advice to guide the housing committee*".
 19 Pg 7 insert coma "*Ian Rogers stated that the Select Board did, and approved it in early September*".
 20 Pg 8 correct sentence to read "*Mike Smith spoke about an email from Sam Carlson regarding a donation*
 21 *from ~~people on~~ Encore Energy strike: people on*
 22 Pg 8 correct sentence to read "*~~He~~ stated that NHMA suggested the donation be accepted...*" strike He
 23 insert Mike Smith
 24 Pg 8 insert committee "*Revised budget committee meeting schedule has been given to the Board*"
 25 Pg 8 edit motion to read "*Harry Seidel made a motion to accept the \$20,000 donation from Encore*
 26 *Energy and use it plant four trees at the Warner Community Center and to fix the Welcome to Warner*
 27 *signs. No second to the motion was made.*"
 28 Pg 8 strike samples insert sample
 29 Pg 8 strike the last report
 30 Pg 8 insert year *Primex conference is May 14-15th 2025*
 31 Pg 8 insert and *Review of the Flood Plain maps was April 22, 2025 and three people attended*
 32 Pg 8 insert year *submit their questions by May 20th 2025*
 33 Pg 9 insert Economic Advisory Committee strike EDAC add a period
 34 Pg 9 insert hyphen Button-Up
 35 Pg 9 insert last name not stated Jenny Courser.
 36 Pg 9 insert Warner "*They discussed when the Warner farmers market would start*"
 37 Pg 9 edit sentence to read "*The Select Board discussed a letter received from NHMA legal counsel Steven*
 38 *Buckley regarding minutes*".
 39 Pg 9 edit motion "...response from ~~the Town's~~ legal counsel Steven Buckley" insert NHMA
 40 Pg 9 correct motion insert by "*Alfred Hanson made a motion seconded by Harry Seidel*"
 41 **Harry Seidel made a motion seconded by Mike Smith to accept the April 29, 2025 Select Board**
 42 **Meeting Minutes as amended. ROLL CALL VOTE Hanson YES Smith YES Seidel YES**
 43
 44 **XII. Non-Public Session (If needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,i,j,k,l,m))**
 45 None
 46 **XIII. Adjournment**
 47 **Alfred Hanson made a motion seconded by Mike Smith to adjourn the meeting. ROLL CALL**
 48 **VOTE Hanson YES Smith YES Seidel YES**
 49

1 The meeting adjourned at 8:24 PM
2 Respectfully submitted on 5/30/25 at 8:00PM by Tracy Doherty
3

DRAFT