



# TOWN OF WARNER

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Selectboard, Harry Seidel, Chair  
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## DRAFT Select Board Meeting Minutes April 1, 2024

**Meeting Opened**, 1:00 pm by Selectboard Chair, Harry Seidel.

**Present:** Chair, Selectperson Faith Minton, Town Administrator Kathy Frenette, Selectboard Administrative Assistant Judy Newman-Rogers

**Absent:** Michael Smith, pending selectboard member

**Others present:** Andy Bodnarik, Karen Coyne, Barb Marty, Wendy Hall, John Leavitt, Lucinda McQueen, Apryl Blood, Natalie Wells, Pat Goneau, Ed Mical,

**Present on zoom:** Stave Bridgewater, Linda Dymont, Jonathan Lord, Carol Zablocki

**Minutes:** 3/19/24

**Motion by Minton to Approve minutes; Seidel second; Vote: All in favor. Motion Passes.**

**Administrator's Report** - Moved to later in the meeting

### Select Board Other Business

#### **Continued Business – Status:**

**Citizen Complaints:** Pumpkin Hill Road Complaint of a Zoning Violation, Scheduled on the Planning Board April 1st Meeting

**Short Term Rental (STR):** NH Court decisions have been made recently saying STR's are permitted and grandfathered; Planning Board working on and will continue to work on Warner STR ordinance; Selectboard will not issue a Cease-and-Desist letter in response to abutter concerns to Waterloo STR; Research by resident Pat Goneau presented to the Board will be passed along to the Planning Board

**Warner Community Center (WCC) Repairs and Maintenance:** \$15,000 in Town 2024 budget for WCC; will expend funds using discretion to accomplish as much as financially allowed; repaired front handrail, plans to recycle 2 front doors, repair ADA exterior side ramp, possibly some windows, the dryer enclosure, rework the sign at the street and the Board will continue communication with the Fire Marshall on his review of the building.

**Economic Development Advisory Committee (EDAC):** planned 2024 public informational sessions and a survey for input about the WCC; EDAC revisiting projects due to change in members.

**Moving Forward:** Will meet with Central NH Regional Planning Commission (CNHRPC) to create a WCC survey; important to obtain public input for use and funding; research grants; grants usually have short windows to apply, need to be "shovel ready" to be considered.

John Leavitt expressed frustration with the slow WCC repair progress, repetitive discussions of repairs, no EDAC meetings being held and a preference to offer uses for the WCC rather than input from a survey.

**Annual Appointments/Reappointments: Board Discussion on Process:** Stephen Buckley, legal counsel with NH Municipal Association (NHMA), was contacted about process; Town Clerk records show history of terms and members; Minton spoke about taking steps to create more clarity and transparency in response to committee and board member questions on the process used by the Board in their authority to appoint; goal is to have a fair and open process; to dispel the belief of bias; use NHMA's volunteer handbook information on roles

and responsibilities of various boards and committees; advertise openings, interview volunteers on understanding the position applied for.

Minton and Seidel agreed it was appropriate to wait and include the third selectboard member. Seidel added Warner landuse board members are not elected and agrees the appointment process should be fair and open especially with more volunteers than open positions.

Karen Coyne, Planning Board Chair, said she understands the number of openings vs volunteers; did not know why she as the chair was not notified of volunteers and why volunteers did not receive receipt from the Town of volunteer interest forms; questioned sitting board members being “forced to reinterview”; researched back to 2002 and did not find a sitting member interviewed; RSA requires a public hearing and malfeasance to remove a sitting member; case law showed several occurrences that sitting members at renewal time still required malfeasance or some other “misbehavior” to force a reinterview.

- IT, Website, Training
- a. Schedule Website Informational Session for Public Input
- b. Transition to Youtube
- 2. Town Hall Roof
- 3. Town Hall New Office Space
- 4. Draft Building Permit Application

**Consent Agenda**

Motion to Approve as signed by the Warner Selectboard:

**Intent to Excavate:** 24-463-01 E 24-463-02 E  
**Solar Exemptions:** M14 L047 M12 L048 M03 L084-10B  
M12 L049-1 M13 L025 M11 L002  
**Intent to Cut:** 23-463-21 T  
**Veterans Credit:** M11 L002

**Building Permits:** Map 35 Lot 003 West Main St  
Map 26 Lot 017 Hartshorn Lane  
Map 07 Lot 040-1 Iron Kettle Road  
Map 17 Lot 003-6 Rt 103 West  
Map 30 Lot 010 School St  
Map 14 Lot 033 Kearsarge Mtn Road  
Map 37 Lot 001-2 Waterloo St  
Map 34 Lot 020 West Main St  
Map ON-03-024-050PLE Pleasant Lane  
Map 30 Lot 002-6 Waldron Hill Road

**Building Permit Renewal:** Map 19 Lot 014 Duck Pond Lane

**Motion to Approve: Harry Seidel Second: Faith Minton Motion Passed**

**II. Manifest**

**Motion for the Select Board to approve the following previously signed manifests:**

- Accounts Payable check numbers 10001 through 10045, dated 3/12/2024, in the amount of \$178,524.81, which includes the annual Primex insurance premium payment \$119,562.
- Accounts Payable check numbers 10046 through 10048, dated 3/13/2024, in the amount of \$6,439.23.
- Accounts Payable check numbers 10049 through 10050, dated 3/20/2024, in the amount of \$59,488.09 covering the Federal Tax and Payroll deposits for the March 21<sup>st</sup> bi-weekly payroll.
- Bi-weekly payroll checks numbers 3627 through 3635 and direct deposit check numbers E01470 through E01498 dated 3/21/2024 for a net payroll of \$45,767.24.
- Accounts Payable check numbers 10051 through 10079, dated 3/25/2024, in the amount of \$39,857.10.

**Motion to Approve: Faith Minton Second: Harry Seidel Motion Passed**

- III.** Open Meeting, 1:00 pm
  - a. Roll Call
  - b. Minutes: 3/19/24
- IV.** Administrator's Report
- V.** Select Board Other Business
- VI.** Consent Agenda
- VII.** Manifest
- VIII.** Continued Business
  - a. Status, Citizen Complaints:
    - i. Zoning Violation: Agenda Item on the April 1 Planning Board Meeting
    - ii. Short Term Rental (STR)
  - b. Warner Community Center Repairs and Maintenance, Doors, Handrail, Dryer Enclosure
  - c. Economic Development Advisory Committee (EDAC): Moving Forward
  - d. Annual Appointments/Reappointments for Boards & Committees: Board Discussion on Process
  - e. IT, Website, Training
    - i. Schedule Website Informational Session for Public Input
    - ii. Transition to Youtube
  - f. Town Hall Roof
  - g. Town Hall New Office Space
  - h. Draft Building Permit Application
- IX.** New Business
  - a. Transfer Station: Community Involvement, Informational Sessions
  - b. North Road Communication Tower: Status
- X.** Public Comment
- XI.** Non-Public Session (If needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,I,j,k,l) )
- XII.** Adjournment