



TOWN OF WARNER

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

Select Board Meeting DRAFT Minutes

April 29, 2025, 4:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. Open the Meeting and Roll Call

Chairman Mike Smith called the meeting to order at 4:13 PM.

Select Board Members Present: Michael Smith (Chair), Harry Seidel, Alfred Hanson and Kathy Frenette
Town Administrator.

Members of the public in attendance: David Carle, Ian Rogers, Laura Hallahan, Natalie Wells, Barb Marty,
Andrew Sala, Sara McNeil, Bob Holmes and Derek Narducci.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Public Comment

Martha Mical requested the consent agenda on line include map and lot numbers.

Natalie Wells stated that she would be willing to donate a NH state flag to be flown on the Town Hall flag pole.
Elizabeth Labbe stated that clarification needs to be asked of the Commander Trowbridge of Post 39 regarding
what flags are allowed. There was further discussion regarding other flags in town that need to be replaced.

**Harry Seidel made a motion seconded by Mike Smith to accept a donation from Natalie Wells of a State
of NH flag and that it be flown beneath the US Flag as long as it is legal. ROLL CALL VOTE Hanson
YES, Seidel YES and Smith YES.**

Ian Rogers spoke about the importance of transparency. He stated that the town has made good progress. He
stressed the need to make sure that members of boards, committees and town employees have access to
information that they need to make good decisions. He explained that he is referring to RSA's, rules, best
practices, State level activities and surrounding communities. Ian Rogers stressed that this is different from
opinion versus actual facts. Ian Rogers stated that NHMA can provide a wealth of information and resources.

David Carle expressed concern about the process that is being used for the proposed contract for an additional
town legal counsel. Harry Seidel stated that he would like the Select Board to investigate this. Alfred Hanson
stressed the importance of the Select Board following rules and procedures. Mike Smith requested that the
Select Board allow the Town Administrator to pull the information together for the Select Board to review.

Faith Minton returned draft meeting minutes that were in her file. Faith Minton spoke on the record about a
falsehood about her that was shared. She is shocked and disappointed about this comment that has been made
by someone. She stressed that she has never done anything while serving as a Select Board member that was
unethical. She requested that her written statement be included in the record. She provide a copy of her
statement. Faith Minton reiterated that she has never acted in an unethical manner as it is not in her character.

Andrew Sala spoke to the Select Board about the septic issues at the property next door. He explained the home
has 3 bedrooms upstairs and 2 bedrooms downstairs but the septic design is for one bedroom upstairs and one
bedroom downstairs. He stated that property is currently for sale and failed septic is being replaced. He is

1 concerned that the replacement will be inadequate. Harry Seidel stated that the property cannot be advertised for
2 more than the septic design allows. Harry Seidel explained that septic designs are approved by the State not the
3 town. Mr. Sala stated that the DES approved the one bedroom up and one downstairs design. He questioned
4 who would address the situation. Elizabeth Labbe advised the Select Board that the realtor has been advised of
5 the septic issue. Laura Hallahan stated that the property can be used however the home owner choses but when
6 the property is sold it must sold as the septic allows. She stated that this is not a Select Board issue, she
7 encouraged Mr. Sala to work with the realtor/broker and the DES.
8

9 **IV. Select Board New Business**

10 1. Abatement – Map 10 Lot 104-2-3

11 Tabled until May 13, 2025 for the Assessor to review information submitted.

12 2. Bridge Funding Opportunity

13 The Select Board received a letter from the State of NH DOT regarding a bridge in need of repairs. The letter
14 addressed the cost escalation of the project. Harry Seidel asked where the bridge is located, is it a bridge that the
15 Town could live without and is this an unavoidable expense? He stated the cost is now \$1.778 million dollars of
16 which the Town's 20% portion is \$355,600. Mike Smith stated the bridge is on North Village Road over Silver
17 Brook. He stated that he would like the Select Board to study this before making a decision given the high cost.
18 Kathy Frenette advised the Select Board that Tim Allen has informed her that the bridge has been red listed by
19 the State and has recently been downgraded further due to the structural issues. The Select Board agreed to
20 speak to Tim Allen later in the meeting.
21

22 **V. Select Board Continued Business**

23 1. Burrington Builders

24 Harry Seidel explained that a contract that was signed January 16, 2024. He asked if the contract was officially
25 active. He explained that the Select Board at the time discussed and supported the adaptive reuse of the
26 building. He acknowledged that this process must be frustrating for the owner. Harry Seidel stated that this
27 something that is supported by the master plan. He believes it is a worthy project, but it is taking too long. Harry
28 Seidel explained that one of the reasons the exemption was granted was that the process would move along
29 more affordably for the builder and allow him to secure financing to be further along. Mike Smith stated that he
30 has the extension application that was never signed by the Select Board at that time but the minutes do reflect
31 the Select Board did vote for the extension. Mike Smith explained that Mr. Burrington would like to discuss the
32 fencing around the building and the extension pursuant to RSA 79-E:5. He stated that the RSA 75:I-a allows the
33 Select Board to give up to two years of tax relief. Harry Seidel stated that the 5-year extension requires
34 substantial completion of the project and be a benefit to the town. Mike Smith stated the question for him is
35 what can the Select Board do. He acknowledged that the applicant dealt with project setbacks. Alfred Hanson
36 questioned what the start date would be. Nate Burrington informed the Select Board that in January 2024 they
37 voted to grant an extension of 5 years. Harry Seidel stated that he would like to incentivize the builder to move
38 the project along quicker. He would like to see the property secured from the inside rather than the added
39 expense of installing a fence and extend the exemption for 4 years.
40

41 Attorney James Lombardi who is representing Mr. Burrington stated that he is disturbed that this is being
42 revisited when it was clearly approved in January 2024. He distributed copies of the meeting minutes from
43 3/5/24 and 3/19/24. He read the minutes of 3/5/24 where the Select Board voted to approve the 5-year
44 extension. Attorney Lombardi stated that at that time Mr. Burrington had what he needed and the fact that the
45 Select Board did not sign the document does not make a difference. He stated that he is also concerned that the
46 Select Board did not attach any conditions and the applicant is brought back within the 5-year period because he
47 is not moving at a pace the Select Board wants. He stressed that Mr. Burrington has made significant
48 improvements to the building to benefit the town. He stated that if the Select Board feels that they did not do
49 something correctly that should not affect Mr. Burrington's rights. Mike Smith stated that there are three reasons

1 they asked Mr. Burrington to come to the meeting 1) the forms were not signed, and the extension should have
2 been 2 years. 2) they had not seen any movement on the building in quite some time. 3) the safety issues (falling
3 glass). Attorney Lombardi stated that the approval was given and now it appears the Select Board wants to
4 attach conditions to the approval. He further stated that Mr. Burrington is not obligated to agree to conditions.
5 Mr. Burrington stated that he is still concerned about the safety of staircase that drops on to his property. He
6 would also like to know the Select Board's decision on the fence.
7

8 Mike Smith reiterated the Select Board would like to see the building completed. He stated that he is stuck on
9 RSA 75:1-a that states that the governing body may add an additional 2 years of tax relief to any project that
10 results in new residential units and up to 4 years for affordable housing. Harry Seidel explained that the
11 applicant asked for 5 years he reiterated that the project has shortcomings in its compliance with the
12 requirement of the RSA. Harry Seidel explained that the Select Board at the time wanted to support the project.
13 Mike Smith stated that he does not feel that it was unreasonable to expect a timeline. Mr. Burrington stated the
14 application included a timeline and he provided an update a few weeks ago when he came to a Select Board
15 meeting. He recapped the progress to date. Harry Seidel asked when the exterior will be complete. Mr.
16 Burrington referred to the timeline in his application. Harry Seidel spoke about affordable housing and
17 workforce housing. Mr. Burrington stated that he would like attract older couples or young families. He stated
18 that he has a budget that he needs to meet to make the funds work. Alfred Hanson asked if there is a
19 construction schedule. Mr. Burrington reiterated he is on schedule with the timeline provided in his application.
20 Alfred Hanson stated that the Town is in a bind because the process was not followed. He stressed that the
21 Select Board needs to rectify this issue and keep it moving forward.
22

23 Harry Seidel noted that the language in the RSA is a major problem for this project. He read the paragraph "*for*
24 *the approval of a replacement or qualifying structure the governing body may grant such tax assessment relief*
25 *for a period of 5 years beginning only upon the completion of the construction of the replacement structure.*
26 *The governing body may at its discretion extend such additional years of tax relief as provided under this*
27 *section provided that no such additional years of tax relief may be provided prior to the completion of*
28 *construction.*" Harry Seidel stated that he would like to support the project and assist Mr. Burrington achieve
29 the objective so that it is a benefit for the town. Alfred Hanson agreed and stressed he wants the procedure to be
30 correct. Attorney Lombardi stated Mr. Seidel has several times acknowledge the statute and its timelines. He
31 stated that it is disingenuous for that burden to be put on Mr. Burrington. Attorney Lombardi stated that Mr.
32 Burrington purchased the property to do something that everybody wanted by improving the property and
33 making it something that the town can be proud of. He reiterated that he has followed the guidelines and does
34 not deserve to share in the blame that the Select Board finds themselves. He stated that the Select Board granted
35 a 5-year extension, in writing. Attorney Lombardi stated that the 5-year extension expires in 2029. He stated
36 that the Select Board should abide by their original agreement. Harry Seidel asked Attorney Lombardi to stop
37 implying that the Select Board is blaming Mr. Burrington. He stressed that the Select Board wants to help him.
38 Attorney Lombardi asked the Select Board to clarify why Mr. Burrington was asked to come to the meeting.
39 Mike Seidel stated that the forms are not signed. He stated that without a signed document the town cannot
40 move forward. Attorney Lombardi stated that the Board voted to approve the extension. He does not believe the
41 lack of a signed document can over turn the vote. Alfred Hanson reiterated the Select Board needs to clean up
42 the mess and allow everyone to move forward. Mike Smith stated that he suggested that Mr. Burrington
43 resubmit the application and allow this Select Board to vote. Attorney Lombardi suggested that this Select
44 Board sign the application. Harry Seidel suggested that a timeline be established and the Select Board discuss
45 any issues that have come up. Mr. Burrington urged this Select Board to sign the application, agree to the
46 remaining 4 years. He stated that if they started anew that would require another public hearing and another
47 meeting. He stated that he has done some of the things that has been requested of him (boarded in the windows
48 and he was willing to install a fence). Mr. Burrington explained that he has been working hard to secure his
49 financing. Harry Seidel is agreeable to work with the existing agreement provided safety issues are addressed.

1 Alfred Hanson stated that he wants to abide by the existing agreement but there is conflicting language that he
2 wants rectified. Mike Smith explained that the original application came in 2017 which expired in 2022. He
3 stated that it has been 3 years of tax relief without an application because the application on hand has not been
4 signed so it is not legal. Mike Smith urged Mr. Burrington to file another application for two years that the
5 Select Board will act on and that will cover the 5-year extension from 2022. He stated that after that Mr.
6 Burrington would be required to come back to the sitting board. Mike Smith explained that by doing that the
7 applicant will have received 10 years of tax relief. Attorney Lombardi and Mr. Burrington conferred between
8 them and the Select Board conferred among themselves.
9

10 Attorney Lombardi recapped that the by way of a Select Board vote they approved the 5 year extension in
11 January 2024. He acknowledged the points made by the Select Board during this discussion. He stated the
12 Select Board needs to abide by the vote from January 2024. He stated that the applicant has invested a lot of
13 time and energy. He explained that Mr. Burrington has done everything that has been asked of him. He stated
14 that the Select Board needs to be aware of the timelines that they are dealing with. Mike Smith reiterated that
15 the original application began in 2017 and he will have received 10 years of tax relief. Mr. Burrington stated
16 that the process began with a handshake agreement with the Town, there was no application filed, there was no
17 public hearing. The town sold the property to him for \$10 with the agreement that Mr. Burrington would restore
18 the property. Mike Smith again stated that the best and cleanest way to resolve the matter is to continue it
19 through 2027. Attorney Lombardi asserted that the Select Board voted to grant the 5-year extension in January
20 2024 and his client's position is clear. He stated that Select Board is setting precedence by taking back what was
21 previously granted.
22

23 Harry Seidel appreciates the Chairman's attempt to create a solution that is compliant with the RSA's timelines.
24 He acknowledge the 2 year gap from 2022 to 2024. He stated that if the Select Board strays far from the original
25 application of January 2024 they will be on shaky ground. He is comfortable with working with the application
26 that was accepted in January 2024. Attorney Lombardi referred to RSA 79E:4 – V says that if the governing
27 body in its discretion denies the application for tax relief such denial shall be accompanied by a written
28 explanation. Mike Smith clarified that the Select Board had no right to grant the 5-year extension in January
29 2024. Attorney Lombardi stated that the Select Board should issue a written explanation as to why they are now
30 denying the 5 year extension and agreeing to grant a 2 year extension. He stated that the minutes clearly show
31 the Select Board voted in January 2024 to grant the 5-year extension. Alfred Hanson stated that the best way to
32 clean this up is to go back to 2022 grant the 5 years through 2027. Mr. Burrington stated that he neglected to
33 refile until January of 2024. He stated that he has been paying taxes every year on a property that would not
34 have been bringing in any revenue. He stated that he did not pull one over on the town, he has been paying taxes
35 all along. He has been working very hard to restore the property. He stressed that he is only asking for the Select
36 Board to honor what has been voted on to approve and what a previous Select Board were supportive of. He
37 stated that he has been trying to finance the improvements and the Select Board will make that more difficult.
38 Mr. Burrington stated that he is paying \$18,000 in property taxes. Attorney Lombardi reiterated that the minutes
39 and the vote to approve the minutes clearly illustrate that Mr. Burrington was granted the 5-year extension in
40 January 2024 he requested that the Select Board ask the town's legal counsel to provide an opinion.

41 **Harry Seidel made a motion seconded by Alfred Hanson to call Upton & Hatfield to review this matter.**
42 **ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**
43

44 Mike Smith called a brief recess, the meeting reconvened at 6:45 PM
45

46 **XII. Select Board Other Business**

47 Mike Smith opened the public hearing at 6:45 PM

- 48 1. 6PM – Public Hearing – Blue Moon Berry Farm

1 A public hearing was held for the Warner Conservation Commission (WCC) to expend \$9,755 from the
2 Conservation Fund to cover unanticipated costs associated with the enlargement of the Blue Moon Berry Farm
3 Conservation easement on Tax Map 10 Lot 30-1. Liz Short, Executive Director of Five Rivers Conservation
4 Trust and Nancy Martin WCC chair asked the Select Board to approve the withdrawal of \$9,755 for the purpose
5 of paying some unanticipated legal fees related to the Blueberry Farm. Liz Short explained the latter stages of
6 the project. It became really important that they modify the easement to allow for future landowners to adapt
7 and create the strongest farm business. She stated that the intent is to help the farm become financially valuable
8 and sustainable in the future. Liz Short explained that there was fundraising done to help cover costs of
9 unanticipated expenses.

10
11 Mike Smith opened the floor for public comment. No public comment given. Mike Smith closed the floor to
12 public comment and began discussion with the Select Board. Alfred Hanson asked for clarification on
13 unanticipated expenses. Nancy Martin stated there were legal fees associated with the rewriting of the easement.
14 Liz Short explained that a new survey needed to be done. Nancy Martin asked the Select Board to furnish a
15 letter to Ginger Marsh authorizing the withdrawal of the funds.

16
17 Mike Smith closed the public hearing.

18 **Harry Seidel made a motion seconded by Mike Smith to authorize the withdrawal of \$9,755 from the**
19 **Warner Conservation Commission Fund to support the Blue Moon Berry Farm Conservation easement.**
20 **ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

21
22 Mike Smith opened the next public hearing.

23 24 2. 6 PM Public Hearing – DPW Funds

25 Tim Allen (via Zoom) requested to purchase or enter into a lease agreement for a new grader. He stated that he
26 would like to trade the grader they have for John Deere 672. He explained that the annual lease would be
27 \$53,000. He stated that in previous discussions with the budget committee concerns were raised that the grader
28 in use now does not have a warranty. He stated that warranty on the John Deere 672 is for 7 years.

29
30 Mike Smith opened the floor for public comment. Martha Mical questioned the warranty length. No other
31 public comment. Mike Smith closed the public comment and began discussion with the Select Board. Alfred
32 Hanson asked for clarification on the payment schedule/amount. The amount is \$53,000 for 7 years.

33
34 Mike Smith closed the public hearing.

35
36 Mike Smith opened the next public hearing.

37
38 Tim Allen requested to expend funds from the Highway Equipment Capital Reserve Fund to lease purchase a
39 backhoe. He stated the cost for a 5-year lease of \$118,000 / \$28,000 per year. He explained that the price
40 includes a fully comprehensive warranty.

41
42 Mike Smith opened the floor to public comment. No public comment was given. Mike Smith closed the public
43 comment and opened for Select Board discussion. Alfred Hanson stated that the original cost was thought to be
44 \$95,000 but this has come in at \$81,000, a savings for the Town. Tim Allen stated that the John Deere people
45 really stepped up to the plate and did a tremendous job ensuring a great deal and warranty for the Town. The
46 Select Board discussed the balance of the Capital Reserve Fund is \$281,000 with interest gained. Tim Allen
47 explained that sales department at John Deere has requested that the Town pay for the equipment when the truck
48 is received. He anticipated delivery in July or August. Harry Seidel asked how they will deal with the CRF
49 shortfall. Alfred Hanson stated that this is a deal that the Town can afford to lose. Mike Smith asked if the

1 Highway operating budget could absorb the \$30,000 shortfall. Tim Allen stated that it could and he echoed
2 Alfred's comments.

3 3. Tim Allen – Transfer Station fees/trees/stickers/recycling signs

4 Not discussed

5 2. HOP 2 Grant Contract with CNHRP Commission

6 Mike Tardiff from Central New Hampshire Regional Planning Commission (CNHRPC) stated that the grant has
7 been awarded to the town and it proposes to conduct a housing needs assessment. He stated they would audit
8 the language of the zoning ordinance, subdivision and site plan regulations and procedure. Mike Tardiff spoke
9 about the opportunity to create a handbook that combines the subdivision and site plan regulations to help the
10 land use department. He explained that it is imperative to continue public engagement. He stated that they
11 would make recommendations for possible consideration at town meeting in 2026 or 2027. Mike Tardiff stated
12 that CNHRPC is working with several towns to assess their housing issues and provide support to the housing
13 committee and Planning Board. He stated that they would be an extension of Town staff. He reiterated that the
14 CNHRPC would seek public engagement to find out what they are interested in relating to housing and provide
15 staff support to update land use regulations and provide options for zoning changes. Harry Seidel asked if the
16 land use handbook would replace the existing site regulations. Mr. Tardiff explained that in some towns the
17 subdivision and site plan regulations have been combined. Mr. Tardiff spoke about being an additional resource
18 for town staff. He recapped what he sees as the next phase of the grant, public engagement to gauge the public's
19 interest in housing, provide support to town staff and update land use regulations and zoning changes.
20

21 James Gaffney advised the Select Board that the Planning Board and Zoning Board were never asked how to
22 use this money or what would be helpful. He stated that Warner was awarded the grant for reimbursement for up
23 to a certain amount of money which means the town will have to expend funds upfront. He understood that
24 things would be put out to bid but someone rewrote it for a specific organization. James Gaffney stated that
25 NHCRPC has been defunded in the upcoming budget that the House passed. He asserted that if the Town is
26 going to spend money it should be spent wisely and target things that the Planning Board and Zoning Board
27 suggest that are of the greatest benefit. He reiterated that the land boards should have been consulted.
28

29 Martha Mical speaking for Barb Marty who had to leave, stated that Barb Marty has written down on her notes
30 that the contracts states that CNHRPC would create new regulations or revise existing regulations. Barb Marty
31 feels that it should require the CNHRPC to submit the changes to the Planning Board.
32

33 Mike Tardiff stated that the general funds (\$11,111) typically spent in the first quarter was pulled out of the state
34 budget. He noted the cut will hurt but they will be fine. He acknowledge the Town could go out to bid. He
35 agreed that the Planning Board and hopefully a Housing Committee would be involved in the process. He
36 reiterated that the roll of the CNHRPC is to be an extension of town staff. Ian Rogers echoed that the Planning
37 Board should continue to be engaged in the process. He spoke about how helpful CNHRPC was with the first
38 grant. He stated that they continued work with the Town beyond the July deadline and what was quoted until it
39 was finished. Ian Rogers feels the partnership is strong and he would like to continue with them. He stated that
40 the Regional Planning Commission are the best deal around (price) versus a private corporation. He noted that
41 New London went with a private company for \$100,000 for the same work. Mike Tardiff spoke about the
42 reimbursement point. He advised the Select Board that there are some towns who wait to get paid before paying
43 CNHRPC.
44

45 Barak Greene advised the Select Board that Warner does not have an enforcement mechanism for land
46 ordinances. He questioned that by taking on this grant is the Town exposing itself to more of this Wild West that
47 the town is experiencing with homes being built without following the ordinances.
48

1 Mike Smith thanked Mr. Tardiff for coming and all he has done. Laura Hallahan thanked Mike Tardiff for all he
2 has done relating to the first grant. She stated that Warner should be proud of what has been accomplished. She
3 stated that the goal is to continue in that spirit. She spoke about the importance of community input.
4

5 Mike Smith questioned if they need to go out to bid to expend the money of this contract. Harry Seidel stated
6 that it is a grant he does not believe they need to go out to bid. Mike Smith stated that his opinion is that signing
7 the contract now is premature. He would like to see the Housing Committee created and receive their input on
8 signing the contract. Harry Seidel explained that those who worked on the first HOP grant are enthusiastic about
9 continuing the process. He spoke about the benefit of utilizing CNHRPC because of their familiarity with the
10 Town. He spoke about how they have assisted the new land use coordinator. Alfred Hanson asked about
11 creating the Housing Committee. Mike Smith stated that $\frac{3}{4}$ of the applications received are Planning Board
12 members which could cause a problem. Harry Seidel stated that the volunteers who would like to be on the
13 Housing Committee are not planning professionals. He stated that the committee would look to the CNHRPC
14 for direction. Alfred Hanson would like the Select Board to create the committee. Harry Seidel stressed that
15 CNHRPC brings a necessary skill set that the town does not have. He spoke about the complexity of solving the
16 housing issues, and benefiting from the expertise of the CNHRPC. Mike Smith stated that he is not convinced it
17 necessary to sign the contract until the housing committee has been established. Harry Seidel explained that the
18 Housing Committee would facilitate the public engagement in the process. He explained that it is local residents
19 who have an interest and the planner's advice and guide the Housing Committee. Harry Seidel explained that
20 after public engagement the Housing Committee will bring those ideas to the Planning Board to consider.
21

22 Mike Smith stated that he feels the Housing Committee should be established and given directions prior to
23 signing the contract. He stated that the Select Board needs to decide on their priorities for the coming year.
24 Alfred Hanson reiterated that the Select Board needs to follow procedure and quickly form the committee.
25 Kathy Frenette stated that the first procedure to be followed is to go out to bid not form a committee. Mike
26 Smith concurred. Harry Seidel stated that this is a grant that does not require a bid.
27

28 James Gaffney explained the previous process that the Planning Board followed in establishing the first HOP
29 Grant Committee. He explained that it was explicitly formed guaranteeing that anyone who wanted to
30 participate would be welcomed. He takes issue with considering to expend funds when a to do list has not been
31 determined. He urged the formation of a Housing Committee Charter, seeking input from the Planning Board
32 and Zoning Board. Mike Smith agreed.
33

34 Ian Rogers stated that in the fall a small committee was formed to write the grant. He acknowledge the
35 importance of creating a committee. Ian Rogers explained that the first HOP Grant committee was an open
36 membership which presented challenges due to the size. He stated that an advantage to the open membership
37 was community engagement. Harry Seidel assured the Select Board that the Planning Board and Zoning Board
38 will be involved in the process. Mike Smith asked who formed the first HOP Grant Committee. Ian Rogers
39 stated that the Select Board did and approved it in early September. There was a discussion regarding the
40 timeline. The Select Board discussed forming the committee tonight. James Gaffney stated there needs to be a
41 committee charter drafted. He stated that every committee this town has ever created has had a charter listed on
42 the website. Ian Rogers stated that is a false statement.
43

44 **Mike Smith made a motion seconded by Alfred Hanson that at the May 13, 2025 Select Board meeting**
45 **the Housing Committee applications will be reviewed and volunteers to be appointed and to put forward**
46 **guidelines that the Select Board would like to see the Housing Committee pursue. ROLL CALL VOTE**
47 **Hanson YES Seidel YES Smith YES**
48

49 3. Flood Plain Maps Update – Ed Mical
50 To be addressed in the Town Administrator's Report

1 4. David Carle Select Board Procedures and Review of Elderly Exemption every five years
2 Tabled to May 13, 2025

3 5. Town Owned Property
4 Mike Smith will provide an updated list for the Select Board to revote on.

5 6. Budget Timeline
6 The Select Board agreed on the budget time line. Mike Smith urged Kathy Frenette to encourage department
7 heads weekly to meet the deadlines. CIP completed by August 19th.

8 7. Donation/Gift – Town Lawn and Sign Exit 9
9 Mike Smith spoke about an email from Sam Carlson regarding a donation from people on Encore Energy. He
10 stated that NHMA suggested the donation be accepted and put in a trust fund. Harry Seidel stated that Encore
11 Energy is making the donation to increase positive PR. He stated that Sam Carlson does not want the \$20,000 to
12 be used to pay bills. Harry Seidel would like to plant four trees at the Warner Community Center. Alfred Hanson
13 is supportive of the suggestion. Mike Smith would like the welcome sign repaired or the center island at the
14 Transfer Station. He would prefer to take care of issues that will cost tax payers dollars. Mike Smith stated that
15 the money needs to be accepted sooner rather than later.

16
17 Harry Seidel made a motion to accept the \$20,000 donation from Encore Energy and use it plant four trees at
18 the Warner Community Center and to fix the Welcome to Warner signs. No second made.

19
20 Alfred Hanson and Mike Smith would prefer a motion accepting the donation only. They would like further
21 discussion on how to spend the donation. Mike Smith would like an estimate of cost for the trees. There was a
22 conversation relating to the parking at the Community Center.

23
24 **Mike Smith made a motion seconded by Alfred Hanson to accept the gift from Sam Carlson of Encore**
25 **Energy. ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

26 27 **VI. Town Administrator's Report**

- 28 - New Hampshire Local Officials workshop was on 4/24/25. It was very informative.
- 29 - Revised budget meeting schedule has been given to the Select Board.
- 30 - Kathy Carson and Sara McNeil of the Beautification Committee are soliciting donations from local
31 businesses. The request has been made that the donation request be printed on Town letterhead. Samples
32 letters were provided to the Select Board.

33 **Mike Smith made a motion seconded by Harry Seidel approving the two sample letters provided by the**
34 **Beautification Committee to be printed on Town letterhead. ROLL CALL VOTE Hanson YES Seidel**
35 **YES and Smith YES.**

- 36 - The SAM registration is complete.
- 37 - The last report of due on the ARPA funds has been finished.
- 38 - Ongoing problems with the copier. Multiple calls for service have gone unanswered. There was a
39 discussion on the problems with the machine.
- 40 - The auditor will submit a timeline/schedule next week for the 2024 audit.
- 41 - Primex conference is May 14-15th.
- 42 - Review of the Flood Plain maps was April 22, 2025 three people attended. The closing date is June 4th.
43 Residents are encouraged to submit their questions by May 20th.
- 44 - Mike Smith asked if a letter was sent to Ryan Hubble on New Market Road. Kathy Frenette confirmed
45 the letter was sent. Elizabeth Labbe informed the Select Board that she received a response from Mr.
46 Hubble indicating that he is building a barn, he was unaware he needed a building permit but he is happy
47 to get one.

48 49 **VII. Committee Reports**

1 Harry Seidel – EDAC has not scheduled a meeting yet, the Planning Board nothing to report. Energy
2 Committee held the Button Up meeting that was modestly attended but very informative.

3 Alfred Hanson – Advised the Select Board that the Budget Committee appointed Mr. Sherman to the vacancy.
4 He advised the Budget Committee of the revised budget and CIP schedule. Parks and Recreation Committee
5 discussed the future direction of the ice rink. A decision has not been made. Roads Committee: no information.
6 Mike Smith – Agricultural Commission met and appointed new chair (Jenny) and vice chair. They meet
7 quarterly instead of once a month. They discussed when the farmers market would start.

8 **VIII. Select Board Meeting Minutes – 4/15/25**

9 pg 2 line 34 strike Ennis insert Innis

10 pg 3 line 9 insert who seconded the motion review the zoom recording

11 **Mike Smith made a motion seconded by Harry Seidel to accept the Select Board meeting minutes of April**
12 **15, 2025 as amended. ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

14 **IX. Consent Agenda**

15 **Mike Smith made a motion seconded by Harry Seidel to accept the consent agenda as posted with the**
16 **agenda on the Town of Warner website. ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

17
18 Martha Mical requested that the map and lot numbers be included on the consent agenda.

20 **X. Manifest**

21 **Mike Smith made a motion seconded by Harry Seidel to accept manifest #1 as posted with the agenda on**
22 **the Town of Warner website. ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

23
24 **Mike Smith made a motion seconded by Alfred Hanson to accept manifest #2 as posted with the agenda**
25 **on the Town of Warner website. ROLL CALL VOTE Hanson YES Seidel YES and Smith YES.**

26
27 The Select Board discussed a letter received from Steven Buckley regarding minutes. There was a discussion
28 regarding editing and approving minutes and the deadline for draft minutes.

29
30 **Mike Smith made a motion seconded by Harry Seidel to move forward with a letter to be reviewed by the**
31 **Select Board no later than Wednesday April 30th for approval to be sent out on Thursday with the**
32 **response from the Town’s legal counsel Steven Buckley. ROLL CALL VOTE Hanson YES Seidel YES**
33 **and Smith YES.**

34 **XIV. Adjournment**

35 **Alfred Hanson made a motion seconded Harry Seidel to adjourn the Select Board meeting. ROLL CALL**
36 **VOTE Hanson YES Seidel YES and Smith YES.**

37
38 The meeting adjourned at 9:24 PM.

39
40 Respectfully submitted by Tracy Doherty on 5/5/25

41 Edited by Darcie Buskey, Assistant Clerk