



# TOWN OF WARNER

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Select Board: Harry Seidel, Chair  
Alfred Hanson, Vice Chair  
Michael Smith  
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Kathleen Frenette, Town Administrator  
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## Select Board Meeting DRAFT Minutes

June 24, 2025 4:00 PM

Warner Town Hall 5 E Main St Lower Meeting Room

### I. Open the Public Meeting/Roll Call/Pledge of Allegiance

Chairman Harry Seidel called the public meeting to order at 4:03 PM.

Select Board Present: Chairman Harry Seidel, Vice Chair Alfred Hanson and Selectmen Mike Smith. Also present Kathy Frenette Town Administrator.

The Pledge of Allegiance was recited.

Members of the public in audience: Bob Holmes, Ed Mical, Michele Courser, Derek Lick, Tim Allen, Kathy Carson, Ian Rogers, Pier D'Aprile, David Carle, Tom Baye, Judy Newman-Rogers, Christine Frost, Sara McNeil, Heather Jewett, Neil Nevins, Robert Blake, Ray Martin, John Leavitt, Fred Hill, Michael Carroll, Ed Raymond, Sam Carlson, Rachel Parsons, Andy Duncan, Christopher Statler and Charles Albano. Ben Frost and Bill Chandler via Zoom.

### II. Public Comment

None

Harry Seidel explained that the agenda is full and with the Board's permission he will be adjusting the order of business.

### III. Select Board Business

#### ix. Building Inspector/Compliance Officer, Building Inspector Tom Baye

Harry Seidel stated that Tom Baye will be retiring soon. He explained that the Town has a few applicants interested in the Building Inspector position, and no applications for the compliance officer position. Harry Seidel informed the Board that Tom Baye is willing to stay a long as he is needed to train someone. Harry Seidel read Tom Baye's letter of intended resignation that advised the Select Board that he is resigning as of August 1, 2025. Interested candidates are Anthony Mento, Steve Reile and Nate Burrington. The Select Board will give consideration to the three candidates and make a decision in the near future.

#### i. Civil Forfeitures, Select Board Approval, Town Clerk Michele Courser

Harry Seidel stated that the Town Clerk Michele Courser has informed the Select Board that the Town has a large delinquency in payment of dog registrations. Harry Seidel stated that this is an important public safety issue that ensures that dogs have the proper rabies vaccination. Harry Seidel read the unlicensed dog warrant: We, the members of the Warner Select Board, acting pursuant to the authority set forth in RSA 466: 14, do hereby issue this warrant for you to authorize the issuance of civil forfeitures for the unlicensed dogs that are listed in a memorandum from the Town Clerk, a copy of which is attached hereto and incorporated herein. We have also attached copies of the relevant statutes that pertain to this warrant and your obligations as a local law enforcement official under NH law. In addition, please note that we are choosing not to authorize the seizure of any unlicensed dogs pursuant to this warrant at this time. Let us know if you have any questions, comments or concerns about these matters. Given on the 24th day of June, 2025, by the Warner Select Board. The Select Board signed the Unlicensed Dog Warrant.

**Mike Smith made a motion seconded by Alfred Hanson for the Select Board to sign the Unlicensed Dog Warrant for the Town Clerk. Roll Call Vote Smith YES, Hanson YES Seidel YES**

1                   ii. HOP II Grant: Committee Formation; Mission Statement

2 Harry Seidel explained that previously the Town had a successful HOP grant I Program. He stated that the  
3 NH Department of Business and Economic Affairs contracted with the NH Housing to administer the HOP  
4 grant program as part of Governor Sununu's \$100 million dollar Invest NH initiative. Harry Seidel explained  
5 that Warner had been awarded \$27,930 to execute the HOP II Grant. He stated that the purpose of this  
6 discussion is to create a committee and outline the committee's objectives and establish the members.  
7 Harry Seidel read the proposed scope of work: Task 1 Conduct a Housing Needs Assessment for the Town,  
8 Task 2 Conduct an Audit of Warner's Zoning Ordinance, Task 3 Conduct an audit of Warner's Site Plan  
9 Review Regulations and Subdivision Regulations, Task 4 Conduct Community Engagement, Task 5 Create  
10 and or Revise Regulations and Zoning Ordinances for review by the Planning board and Select Board.  
11 Harry Seidel stated that the work done by the HOP II Committee will be suggestions, the Committee will not  
12 write ordinances. Harry Seidel addressed the question of available funding for the grant. He stated that the  
13 NH Housing Finance Authority has written to the Town confirming that the funds are available. The letter  
14 provided assurances that there is no risk that the funds will be pulled back.

15  
16 Ben Frost stated that he created the HOP grant program when he worked at the NH Housing department. He  
17 explained that the HOP grant program is a voluntary program designed to help municipalities look at their  
18 zoning and land use regulations, and master plan issues relating to housing. Ben Frost stated the State of NH  
19 is in a housing affordability and supply crisis. He explained that the committee will provide their  
20 recommendations to the Planning Board. He explained that how the funds are spent is a local decision.

21  
22 Pier D'Aprile a Planning Board member stated that he worked on the HOP I grant with Ian Rogers who did a  
23 marvelous job. He explained why he does not support HOP II. Pier D'Aprile stated that currently the  
24 Planning Board is updating the housing chapter and they are seeking input from the public. He stated that  
25 they have received approximately a dozen edits for review and consideration. Pier D'Aprile stated that the  
26 way HOP II Task 5 (Create and or Revise Regulations and Zoning) as written is a mistake because right now  
27 the Planning Board is working through the recommendations for the housing chapter. He stated that HOP II  
28 will be a major distraction to that. Alfred Hanson asked what action has the Planning Board taken on the  
29 housing chapter relating to the housing chapter since September of 2024? Pier D'Aprile stated that the  
30 Planning Board has held numerous public hearings. He spoke to the coordination problems between the  
31 Select Board and the Planning Board. He stated that the Planning Board has recently requested the Select  
32 Board appoint a new Select Board member to join the Planning Board to help move things along. Alfred  
33 Hanson questioned the justification for replacing the Select Board representation. Pier D'Aprile stated that  
34 the Planning Board voted 5-2 at the last meeting to request the change. Pier D'Aprile reiterated that Planning  
35 Board does not need another distraction from updating the Housing Chapter. Alfred Hanson stated that if it  
36 took two years to get the information from the HOP I grant the HOP II grant will not be completed until  
37 2026. Alfred Hanson explained that he has been looking into this for the last few months and does not see a  
38 problem with moving forward with HOP II. Pier D'Aprile referred to the proposed scope of work for HOP II  
39 that calls for audits of the zoning ordinance, site plan review regulations and the subdivision regulations. Pier  
40 D'Aprile reiterated that the housing chapter is currently being updated.

41  
42 Ian Rogers acknowledged that the Planning Board has been reviewing the housing chapter for 8 months and  
43 he feels the discussions have been less than productive. He stated that the proposed scope of work uses the  
44 term audit and that should not be interrupted as the ordinances are inadequate. Ian Rogers stated the zoning  
45 ordinances could be written in a better way.

46  
47 Christine Frost suggested changing the word audit to analysis making it easier to understand the scope of  
48 work. She asked if the Planning Board has conducted a housing assessment. Pier D'Aprile stated that there  
49 are a dozen or so recommendations that the Planning Board has received. He stated that the Planning Board  
50 needs to move forward.

1 Bob Holmes Planning Board Alternate explained that he has been critical that after 8 months the Planning  
2 Board has been unable to get to the heart of the chapter. He explained that the Planning Board has been hung  
3 up on word changes. He is very concerned that the Town will miss out on the funds if the HOP II is delayed.  
4 Bob Holmes advised the Select Board that there are areas in the Town's current ordinances that conflict with  
5 State law. He would like to move forward with HOP II.  
6

7 Ben Frost stated the Planning Board should move expeditiously and he agreed that the Planning Board has  
8 had the draft for a long time. He stated that the Town can proceed with the housing needs assessment without  
9 the master plan housing chapter being done. Ben Frost indicated that revisions could be made. Ben Frost  
10 informed the Select Board that legally you do not need to have an updated master plan in order make  
11 regulatory changes. He stated that the existence of a master plan is a legal prerequisite but there is no state  
12 law that requiring absolute consistency between the master plan and the Zoning ordinance. He explained that  
13 legally the Town is permitted to proceed with these two items at the same time.  
14

15 Ed Mical spoke to the benefits of HOP I. He assumes that HOP II will provide additional information  
16 specifically as it relates to site plan review regulations and more survey information. He stressed that the  
17 Town has been awarded the funds to do this.  
18

19 Mike Smith expressed concern about the number of Planning Board members on the committee. Ben Frost  
20 stated that pursuant to RSA 673:7 the number of Planning Board members is limited to two. Mike Smith  
21 suggested allowing the Planning Board to select their two members. Harry Seidel respectfully disagreed  
22 explaining that this is the Select Board's authority. He read a legal recommendation from the NHMA relating  
23 to the establishment of a committee. *"The Statutory Board that creates a committee has the statutory  
24 authority to name its members and to outline the objectives of that committee"*. Harry Seidel suggested the  
25 Select Board follow that advice.  
26

27 **Mike Smith made a motion seconded by Alfred Hanson to form the HOP II committee with the**  
28 **processes outlined in tasks 1 through 5. Roll Call Vote Smith YES, Hanson YES Seidel YES**  
29

30 Harry Seidel advised the Select Board that a new volunteer Connor Spurn would like to be considered in the  
31 selection of HOP II committee members.  
32

33 Mike Smith made a motion to accept volunteers 1, 2, 3, 5, and 9 and to allow the Planning Board to select  
34 the Planning Board members. No seconded was made. Motion Failed  
35

36 Martha Mical would like the names of the volunteers that were included in Mike Smith's motion. Harry  
37 Seidel recapped the names Dana Myskoski, Laura Hallahan, Ruth Roudiez, Ellie Brown and Connor Spurn.  
38 Harry Seidel stated that his objective for this committee is to find solutions for the housing dilemma in  
39 Warner. He stated that he agrees with all but one of the members on the list, Mr. James Gaffney. Harry  
40 Seidel stated that his opinion is that Mr. Gaffney has not shown an understanding of land use causes  
41 impacting Warner's housing dilemma or the statewide crisis. He stated that Mr. Gaffney has not shown a  
42 willingness to look for possible solutions for the housing problem in Warner. Harry Seidel stated that Mr.  
43 Gaffney has not shown a readiness to listen to points of view that differ from his or the contrasting views  
44 from the community and those presented in the housing survey. Harry Seidel stated that the committee  
45 should include people who are willing and able to cooperate with other members.  
46

47 **Harry Seidel made a motion to appoint Dana Myskoski, Laura Hallahan, Ruth Roudiez, Ellie Brown,**  
48 **Connor Spurn, Ian Rogers, Bob Holmes and himself to be volunteer members of the HOPE II**  
49 **Committee. No second made, Motion Failed.**  
50

1 *Discussion on the motion:* Mike Smith reiterated that RSA 673:7 limits the number of Planning Board  
2 members to two. Harry Seidel stated that he would remove himself and James Gaffney. **Amendment to the**  
3 **motion: members to be: Dana Myskoski, Laura Hallahan, Ruth Roudiez, Ian Rogers, Ellie Brown,**  
4 **Bob Holmes and Connor Spurn.**

5  
6 **Alfred Hanson made a motion seconded by Harry Seidel to appoint Dana Myskoski, Laura Hallahan,**  
7 **Ruth Roudiez, Ian Rogers, Ellie Brown, Bob Holmes and Connor Spurn. Roll Call Vote Smith NO,**  
8 **Hanson YES Seidel YES**  
9

10 Ben Frost asked if the Select Board intended to select the Chair and Vice Chair of the HOP II committee.  
11 The Select Board would leave that decision to the committee.  
12

13 iii. Transfer Station Preliminary Plan, Director of Public Works Tim Allen

14 Tim Allen presented the aerial photos of the transfer station property that depicts the preliminary plans to  
15 separate the commercial business from the private sector by creating an access road to divert the commercial  
16 traffic away from the public traffic. Tim Allen explained that in the proposed loading area there is a  
17 significant change in grade from 3 feet to 20 feet that he would like to take advantage of instead of creating a  
18 loading dock. He would like to stump the area that was recently cleared and lay out the design of the access  
19 road. He would like to relocate the brush and compost areas. Tim Allen would like to purchase a new  
20 compactor for \$35,000. He stated that the money for the compactor has been appropriated. He advised the  
21 Select Board that he was pulling together a cost estimate of doing the work in house but the logger (Chuck  
22 Rose) can do it for \$10,000. He stated that the department would need \$5,000 for the rental of a bulldozer to  
23 rough in the area after the stumps are removed. Tim Allen explained that he is still waiting on estimates for  
24 some building upgrades that need to be done before this project is completed. Tim Allen spoke about the  
25 location for the new compactor. He stated that there is an additional \$12,000 charge to install the new  
26 compactor where the old compactor is located. He would like to relocate the compactor to more efficient  
27 location above ground.  
28

29 Tim Allen stated that currently there is approximately \$200,000 in the Building Capital Reserve Fund (CRF)  
30 for the building improvements. He reiterated that the funds have been appropriated for the compactor in the  
31 Equipment CRF and in December the \$25,000 will be available for the rebuild of the horizontal bailor. Tim  
32 Allen explained that he would like to utilize excavated materials from road projects towards the building of  
33 the proposed access road. Alfred Hanson stated that phase I is \$15,000 for stumping/grinding and \$35,000  
34 for the new compactor. There was a discussion about the best location for the new compactor.  
35

36 Sarah McNeil is concerned about the safety issues and flow of traffic at the transfer station. Tim Allen stated  
37 that the design he has in mind will address those concerns.  
38

39 The Select Board will discuss this again during the 6:00 PM Public Hearing.  
40

41 iv. Transfer Station Cameras

42 Mike Smith explained that there have been a few incidents at the Transfer Station; near misses with  
43 equipment and people as well as vandalism to personal vehicle. He stated that there is money in the capital  
44 reserve for cameras. Mike Smith stated that it would be beneficial to install cameras since the Police  
45 Department has had to respond to calls at the transfer station. He advised the Select Board that the cost for  
46 four cameras is approximately \$3,000 to \$5,000. Harry Seidel stated that he is concerned about the time it  
47 takes to review footage. Mike Smith explained that there is \$15,000 in the Building Maintenance CRF. He  
48 stated that he would like cameras installed at the transfer station and to replace the cameras at the DPW.  
49

50 Alfred Hanson stated that he would like to follow the purchasing procedures. He would like proposals to be  
51 submitted to the Select Board for their consideration. Kathy Frenette advised the Select Board that she spoke

1 to a Transfer Station employee who received death threats. She stated that she provided the Select Board  
2 with a copy of the Town's Safety Policy that confirms that the Town values health, welfare and safety of  
3 every employee. David Carle suggested making a list of the camera features they would like and then pursue  
4 quotes. Kathy Frenette also spoke about the workplace violence policy that stresses that Town maintains a  
5 zero tolerance for workplace violence. Kathy Frenette explained that she was charged with a hostile work  
6 environment, harassment, retaliation and age discrimination. She stated that none of the complaints were  
7 substantiated. She stated that she will not have that happen to her again, and it has cost the Town thousands  
8 of dollars in legal fees. Kathy Frenette asserted that the death threats at the transfer station must be taken  
9 seriously. She advised the Select Board that she recently went through what she perceived to be assault and  
10 threatening behavior in Town Hall. She stated that incident will be reported to the sheriff's office because she  
11 will not allow herself or other employees to be treated like that and it must be taken seriously.

12  
13 The Select Board tasked Tim Allen with putting together a proposal that addresses the need for security  
14 cameras.

15  
16 Tim Allen asked the Select Board if the Town's solid waste ordinance needs to be amended to address an  
17 issue regarding people taking things from the scrap pile. He feels that it is just as important as the cameras.  
18 He stated that the Town needs address who owns the materials disposed at the transfer station. Kathy  
19 Frenette and Tim Allen will work on an amendment and the Select Board will further discuss this at the July  
20 8, 2025 meeting.

21  
22 Harry Seidel called a recess at 5:52 PM.

23  
24 **AUDIO DIFFICULTIES – NO SOUND**

25  
26 The Select Board reconvened at **NO TIME STATED.**

27  
28 **PUBLIC HEARING**

- 29  
30
  - Harry Seidel opened the public hearing at 6:04 PM.

31  
32

1. The Town of Warner to hold a public hearing on whether or not to enter into an agreement to accept  
33 payment in lieu of taxes (PILOT) as scheduled in the agreement with Encore Renewable Energy.  
34 Sam Carlson explained that since the execution of the PILOT agreement Encore Energy has signed an  
35 interconnection agreement with Eversource Energy, expended funds for the distribution upgrades, signed a  
36 power purchase agreement through the Community Power Coalition of NH (CPCNH) and purchased  
37 equipment for the project. Sam Carlson explained that Encore Energy provided the Town with a few different  
38 PILOT proposals to consider. He stressed that there is no cost to the Town. Sam Carlson recapped the  
39 previous discussions on October 22, 2024 and November 12, 2024 and how the PILOT amount was decided.  
40 Harry Seidel explained that Encore Energy proposed a range of \$2,750 per kilowatt (base), \$3,250 per  
41 kilowatt (middle) and \$3,750 per kilowatt (high). He stated that the agreement was for the \$3,750 per  
42 kilowatt with a 1.8% annual escalator for the first 25 years and then 2.3% annual escalator for the years 26 to  
43 35. Harry Seidel stated the annual payment in the first year would be \$18,750 and the payment in the last  
44 year would be \$36,118. He stated that the total over the years of the agreement would be \$912,198. Harry  
45 Seidel stated that the Select Board supported the project. Mike Smith agreed.

46  
47 Harry Seidel read a letter from Alice Chamberlain expressing her support for the Encore Solar Array project  
48 on land owned by Fred Hill on Poverty Plains Road.

- 49  
50
  - Harry Seidel opened the floor for public comment.

1 Marianne Howlett asked for clarification on why the Select Board chose the PILOT if the estimated tax  
2 revenue was significantly higher. Harry Seidel explained that the property owner was not interested in  
3 developing the land for residential housing.

4 Robert Blake Budget Committee member and Trustee of the Trust Funds spoke about the benefits of the  
5 solar project. He noted that property taxes make projects of this nature unachievable and that is why many  
6 companies look to a PILOT program.

7 Neil Nevins spoke in support of the project and the benefits to Warner.

8 Christine Frost asked for clarification on the purpose of this hearing. Harry Seidel explained that when the  
9 original public hearing was held it was not properly noticed. He stated that this is an attempt to clean that up.  
10 Harry Seidel stated that since the public hearing was not properly noticed it was not a proper hearing making  
11 any action taken after the hearing to be invalid including the contract. Fred Hill question who advised the  
12 Select Board that any action taken after the improper public hearing was invalid. Harry Seidel thought it was  
13 the Town Administrator. Kathy Frenette stated that it was not her that advised the Select Board. Fred Hill  
14 sees this as a house keeping issue.

15

16 Pier D'Aprile stated that he is a supporter of the project. He explained that when the contract was signed it  
17 was not done in a legal way due to improper noticing of the public hearing. He stated that he has concerns  
18 regarding the amount of the PILOT. He explained that the yearly revenue this project will generate is  
19 \$858,000, yearly maintenance, insurance and operating expenses will be \$130,000 bringing the operating  
20 income to \$728,000 or 85% net operating margin. Pier D'Aprile spoke about the property taxes and based on  
21 the 2023 tax rate this would generate \$113,000 but the PILOT year 1 would only generate \$18,750. He stated  
22 that the PILOT would bring in \$912,000 for the next 35 years. He stated applying the 2023 tax rate for 35  
23 years would result in property tax revenue of \$4 million dollars. Pier D'Aprile does not believe a 75%  
24 discount is warranted. He asked the Select Board to reconsider the amount of the PILOT.

25

26 Sam Carlson addressed the cost of the solar array stating that the cost is much higher than the stated value.  
27 Sam Carlson stated that they will be underwater for the first 10 years. He stressed that the assessor's  
28 methodology does not take into account what Encore Energy is putting in to build the solar array or how long  
29 it will take to even start to make any money. He stated that the net operating income would be \$700,000 but  
30 the upfront cost is over \$10 million. Harry Seidel explained that the Select Board reviewed other projects in  
31 the state and Warner's agreement for \$3,750 per kilowatt is a good deal.

32

33 Micah Thompson asked Sam Carlson if the project makes financial sense without significant local tax  
34 breaks. Sam Carlson stated that if the PILOT agreement is changed that will require the entire project model  
35 to be reconsidered. He confirmed that a PILOT agreement in conjunction with an acceptable PPA rate and  
36 investment tax credits lend to viability of a project.

37

38 Sarah McNeil believes this is a good use for that particular piece of land. She asked where Encore Energy  
39 sources their solar panels from. Sam Carlson stated the panels are sourced from Thailand.

40

41 Christine Frost acknowledged the difficulty of the situation. She spoke about the significant issues in Warner  
42 relating to the lack of revenue and the high property taxes. She asked for clarification on the timeline of the  
43 project. She questioned if the schedule could be renegotiated. Sam Carlson explained that solar projects are  
44 financed for a minimum of 25 years.

45

46 Charlie Albano spoke about the difficulties that the Economic Development Advisory Committee (EDAC)  
47 faced in attracting businesses to come to Warner. He stated that Encore Energy is willing to come and invest  
48 in Warner. He spoke about the benefits of solar power. He stated that he supports the project.

49

50 Harry Seidel stated that the land in question is currently in Current Use. He explained that the current use  
51 value of the land only generates \$2,500 in property taxes. He reiterated that in the first year the project will

1 provide \$18,750 in property tax revenue. Robert Blake agreed noting that any discussion about potential  
2 property tax revenue is hypothetical because the land is in current use and only generates \$2,500. He stated  
3 that to be comparable there would need to be a \$5-7 million dollar investment in improvements on that land  
4 to generate the hypothetical taxes.

5  
6 Ray Martin stated that at Town Meeting the Town reaffirmed its commitment to solar power.

7  
8 John Leavitt stated that rare earth minerals in the solar panels are more than likely coming from China. He  
9 stated that the Town runs the risk of being sued if they change the PILOT agreement.

10  
11 Ben Frost spoke in favor of the project and in favor of the Select Board reaffirming the PILOT agreement.  
12 He pointed out that there will marginal impacts on town services. He stressed the need to do more solar  
13 projects as a society. He agreed that the Town runs the risk of being sued if they change the PILOT  
14 agreement because of the amount of money that has been invested.

- 15  
16 • Harry Seidel closed the public comment.
- 17  
18 • Harry Seidel closed the public hearing at 6:48 PM

19  
20 **Mike Smith made a motion seconded by Alfred Hanson to move forward with the Encore Energy**  
21 **PILOT agreement and that the Select Board resign the agreement dated today. Roll Call Vote Smith**  
22 **YES Hanson YES Seidel YES**

- 23  
24 • Harry Seidel opened the public hearing at **NO TIME STATED.**

25  
26 4. The Town of Warner to hold a public hearing on whether or not the Select Board can expend the funds  
27 when received from Encore Renewable Energy's gift to the Town of Warner in the amount of \$20,000.00.  
28 Harry Seidel explained that the Select Board voted to dedicate the funds to the Warner Beautification  
29 Program but as a housing keeping matter the Select Board Needs to vote on the expenditure of the funds.

- 30  
31 • Harry Seidel opened the floor for public input.

32  
33 Ed Mical stated that the previous public hearing was only to accept the donation not to expend the funds.  
34 Mike Smith stated that he thought the Select Board would vote on expending the funds when the funds are  
35 received. Christine Frost noted that the public hearing notice says "whether or not the Select Board can  
36 expend the funds". Harry Seidel clarified the implication of the question is asking if the Town is allowed to  
37 expend the funds. David Carle asked if there are any limitations on what the money can be spent on. Harry  
38 Seidel stated there are no limitations. John Leavitt understood the funds were dedicated to the Beautification  
39 Program as a place holder. He stated that in the past the Select Board has discussed the limitations of funds  
40 that Encore Energy would like the funds to be spent on something that will provide positive PR. Harry Seidel  
41 explained that Encore Energy had indicated that they would prefer that the funds be spent on something  
42 visible as opposed to paying bills. Sam Carlson agreed, further noting that the Town can spend the money on  
43 something they determine is a good choice for the Town. Sara McNeil asked if there is a timeframe in which  
44 the money needs to be spent. Sam Carlson stated there is not a deadline. Christine Frost suggested using  
45 some of the \$20,000 for the security cameras at the transfer station. John Leavitt suggested using the funds to  
46 purchase the trash compactor with a sign that says it donated by Encore Energy/Solar Array.

47 Sam Carlson explained that Encore Energy would like to present the check at the time that construction  
48 starts, he would like written notification from the Select Board by mid-July.

- 49  
50 • Harry Seidel closed the public comment.



1 **Harry Seidel made a motion seconded by Mike Smith to authorize the Select Board to expend the**  
2 **funds from Encore Renewable Energy gift to the Town of Warner in the amount of \$20,000 when**  
3 **received. Roll Call Vote Smith YES Hanson YES Seidel YES**

- 4
- 5 • Harry Seidel closed the public hearing at **NO TIME STATED.**
- 6
- 7 • Harry Seidel opened the public hearing at 7:06 PM.
- 8

9 2. The Town of Warner to hold a public hearing on whether or not to change Land Use fees for advertising to  
10 reflect actual cost. Chrissy Almanzar explained that currently the Town is paying \$10 per 2 column line. She  
11 stated that a regular single application posting fee is \$125 with Intertown Publication. She spoke about the  
12 different fee structures for various different applications. She suggested revising the Towns fees to match  
13 what the Town is actually being charged. She would also like to remove the various different fees to  
14 implement a consistent fee structure.

- 15
- 16 • Harry Seidel opened the floor for public input.
- 17

18 Micah Thompson asked if this relates to building fees or just land use fees. Harry Seidel explained that the  
19 building fees will be discussed later in the meeting. He stated this relates to fees associated with advertising  
20 for land use.

- 21
- 22 • Harry Seidel closed the public comment.
- 23

24 The Select Board supports and accepts the recommendation from Chrissy Almanzar to revise the land use  
25 advertising fees.

- 26
- 27 • Harry Seidel closed the public hearing at **NO TIME STATED.**
- 28

29 **Mike Smith made a motion seconded by Alfred Hanson to adjust the newspaper notification fee to \$125**  
30 **per application for the Planning Board and ZBA. Roll Call Vote Smith YES Hanson YES Seidel YES**

- 31
- 32 • Harry Seidel opened the public hearing at **NO TIME STATED.**
- 33

34 3. The Town of Warner on whether or not the Select Board can withdraw up to \$50,000.00 out of the  
35 Transfer Station Capital Reserve Fund for the compactor and rental equipment.

- 36
- 37 • Harry Seidel opened the floor for public input.
- 38

39 Robert Blake Trustee of the Trust Funds asked if this has been reviewed by the attorney. He stated that the  
40 role of the Trustees of the Trust Funds is to review requests made by the Select Board and validate that it  
41 aligns with the original warrant article in terms of how the town voted. Robert Blake stated that there are two  
42 CRF's for the transfer station (facility \$205,000 and equipment \$3,873). He stated that the Town needs to  
43 make sure it is expending funds legally. He has been told that the money needs to be returned to the general  
44 fund and then there needs to be another vote to put the money into the equipment fund.

45

46 Christine Frost stated that she interprets facility as the entire property. She stated that facility is all inclusive.  
47 She does not think it matters if it is the facility fund or equipment fund.  
48



1 Judy Newman-Rogers explained that the public hearing notice does not specify which CRF (facility or  
2 equipment). She suggested specifying that in the motion which fund will be used.

3  
4 Ed Mical asked for clarification on the rental equipment that is needed. Harry Seidel stated that it is to rent a  
5 bulldozer.

6  
7 Robert Blake stated that the rental of the bulldozer is part of the facility improvement project.

- 8  
9
  - Harry Seidel closed the public comment.

10  
11 **Mike Smith made a motion seconded by Alfred Hanson to withdraw \$50,000 from the Transfer Station**  
12 **Facility Project Fund, of which \$35,000 is for the purchase of a new compactor, \$10,000 for the stump**  
13 **and grinding after the clearing of the lot and \$5,000 for the rental of a bulldozer to level the area. Roll**  
14 **Call Vote Smith YES Hanson YES Seidel YES**

- 15  
16
  - Harry Seidel closed the public hearing at **NO TIME STATED.**

17  
18 **Select Board Business continued**

19 v. Gibson/Xenakis, Dimond Lane TABLED

20  
21 vi. Burrington Builders, RSA 79-e

22 Harry Seidel explained that the Select Board requested that Burrington Builders take some action in advance  
23 of the fall foliage festival. Harry Seidel stated the owner has expressed concerns regarding a staircase on the  
24 east side of the property and traffic congestion. Harry Seidel recapped the Select Board's safety concerns  
25 relating to the property: the building is wide open (large areas where people could access the building), is  
26 there a need for a fence, the need to board up the building and the issue of falling glass.

27  
28 Mike Smith stated that he does not see the issue with the staircase or traffic congestion as the owner has  
29 indicated or the traffic congestion. He stated that nothing has been done to the property for months. Mike  
30 Smith had hoped that more would have been done to board up the building and remove the glass. Mike  
31 Smith explained that because nothing has been done in months, he would like the Select Board to request  
32 that a fence be installed immediately. Harry Seidel agreed but is still concerned about the glass falling.

33  
34 Harry Seidel recapped the letter the Select Board sent to the owner regarding steps to take to make the  
35 property safer. He spoke about the position of the Assessor who has advised the Select Board that the  
36 exemption previously granted is not valid for numerous reasons. Harry Seidel explained that the owner of the  
37 property has concerns regarding the staircase and the traffic congestion. Alfred Hanson stated that the owner  
38 has indicated that if he (the owner) closes off his property the unsafe staircase will be used more. Alfred  
39 Hanson stated that if the staircase is unsafe, it is a liability for the town and should be looked at.

40  
41 Michael Carroll stated that building does seem to be a liability, and he asked if there is a plan for the  
42 building? Harry Seidel summarized the history of events since 2017 when the owner purchased the building.  
43 He explained that the Select Board has heard from residents expressing frustration with the property. Harry  
44 Seidel stated the Select Board is frustrated. He explained that the Select Board sent a letter to the owner  
45 addressing the situation, the owner's attorney responded requesting time to review the letter.

46  
47 Ed Raymond spoke about the lack of a building permit and questioned if the town has proof of insurance  
48 from the property owner. Elizabeth Labbe stated that the letter sent addressed the question of insurance. Pier  
49 D'Aprile reminded the Select Board that after the fact building permit application must be submitted and it is  
50 2 times the permit fee plus \$50 each day without a permit. Mike Smith clarified that it is applicable after the  
51 property is owner is notified. Pier D'Aprile questioned why was the owner not notified. Pier D'Aprile stated

1 that he understood that in 2017 a building permit was issued but expired in 2019. He stated that the Town is  
2 culpable as well. Fred Hill asked if the original contract included consequences if the owner did not meet the  
3 time schedule outlined in the contract.  
4

5 The Select Board discussed their preferred next steps. Mike Smith stated that he would like a letter sent  
6 requiring the installation of a safety fence and a building permit immediately. Harry Seidel agreed. Mike  
7 Smith would like substantial work completed in the next 4-6 months, if not the Town should condemn the  
8 building. Alfred Hanson recalled a previous conversation with the owner, who stated that he need  
9 architectural drawings to secure funding. At that time the design of the building was not completed yet.  
10 Harry Seidel explained that the owner is receiving the benefit of not having to pay taxes and he is not  
11 providing a benefit to the Town of getting the building done. Harry Seidel agreed that the Town should send  
12 a letter requiring substantial work to be done. He stated that this has come to a point that the Town needs to  
13 take firm action. Harry Seidel is hesitant to condemn the building, but he understands the frustration of the  
14 Select Board and residents.  
15

16 Fred Hill agreed with Harry Seidel stating the Select Board does need to be firmer and take control of the  
17 situation. He suggested holding off on condemning the property. He recommended the Select Board establish  
18 a reasonable project timeline. Fred Hill stated that if the timeline is not met the Select Board could condemn  
19 the property at that point. Pier D'Aprile concurred. Pier D'Aprile spoke about the cost efficiencies of tearing  
20 down the building and rebuilding it to look like the existing building. Alfred Hanson agreed with Fred Hill.  
21 Martha Mical echoed Fred Hill's comments.  
22

23 Harry Seidel spoke about the importance of investigating what legal options the Town has. Mike Smith  
24 stated a letter needs to be sent requiring a fence and a building permit. Harry Seidel stated that the Town  
25 should consult with legal counsel and draft a letter outlining the Town's position, expectations and timeline  
26 for going forward. Alfred Hanson spoke about the importance and benefits of having the Town's legal  
27 counsel review the previous contract and history of events. Bill Chandler suggested the Select Board refrain  
28 from sending the ultimatum letter until after a legal opinion has been received. Judy Newman-Rogers  
29 explained that there is a signed contract that she notarized the signatures including Mr. Burrington's  
30 signature. Marianne Howlett asked what the consequences of condemning the property would be to the  
31 Town. Alfred Hanson stressed the first step should be legal counsel review.  
32

33 **Harry Seidel made a motion seconded by Mike Smith to send a letter to Nate Burrington of**  
34 **Burrington Builders requesting a building permit be pulled. Roll Call Vote Smith YES Hanson YES**  
35 **Seidel YES**  
36

37 **Harry Seidel made a motion seconded by Alfred Hanson to send the original purchase and sales**  
38 **agreement to the Town's counsel for a legal opinion on the matters relating to property including**  
39 **requiring Burrington Builders to install a fence for safety. Roll Call Vote Smith YES Hanson YES**  
40 **Seidel YES**  
41

42 vii. Purchasing Policy, David Carle TABLED to the next meeting  
43

44 viii. Building Permits: Revision and Review Fees

45 Harry Seidel explained that recently the Select Board revised the Building Permit application and fee  
46 structure. He stated that they have received comments from two contractors regarding the increase in fees.  
47 Harry Seidel acknowledged that the new fees are higher than surrounding communities.  
48

49 Harry Seidel explained how the fees were determined. He stated that they used a hypothetical 2000 square  
50 foot home, and they considered the necessary review of paperwork and field reviews. He stated that staff  
51 review of paperwork was approximately 6 hours and the numerous property visits was approximately 9

1 hours. Harry Seidel stated that he researched the fees in surrounding towns. He suggested reducing the  
2 application fee to \$150 for a home up to 2,000 square feet plus .30 per square foot including all floors. Harry  
3 Seidel also suggested revising the fee for accessory dwelling structures to \$100 plus .35 per square foot.  
4

5 Harry Seidel outlined three other revisions to the building permit application that he would like to discuss.  
6 He spoke about the renewal of a building permit that expires after two years questioning if there should be a  
7 fee to cover the review of a renewed building permit. James Gaffney questioned the basis of Harry's  
8 suggestion. An audience member called a point of order, stating that James Gaffney is speaking out turn and  
9 has not been recognized.  
10

11 Harry Seidel suggested cleaning up the language relating to solar. He spoke about mechanical permits and  
12 the possibility of using the shorter and simpler mechanical permit that has been used in the past. Harry Seidel  
13 informed the Select Board that Barb Marty Chair of the Zoning Board has made a few suggested  
14 amendments to language and clarity throughout the application for the Select Board to consider.  
15

16 Michael Carroll spoke to the numerous property inspections advising that the building inspector does  
17 consolidate his visits, he stated that there are typically 5 visits that occur. He acknowledged that the fees  
18 were too low and needed to be increased. He asked the Select Board to reconsider the non-refundable issue  
19 and reduce the fees. Fred Hill suggested the Select Board recheck the RSA that referenced on the new  
20 building permit. Micah Thompson stated that he was assured in the past the Select Board diligently  
21 researched this prior to implementing the new fee structure. He stated that it is clear that this was not well  
22 thought out. Micah Thompson referred to RSA 41-9:3 that says fees shall not exceed an amount reasonably  
23 calculated to cover the cost of regulatory administrative enforcement and the requirement of a noticed public  
24 hearing. Micah Thompson stated that the Town did not follow those requirements. Mike Smith stated that the  
25 Town did adhere to the posting of the public hearing. He stated they spent hours reviewing and amending the  
26 building permit. He stated that they did review the fees of multiple towns. Mike Smith stated the public  
27 hearing was noticed in two locations two weeks prior to the meeting (post office and town hall) and the in  
28 the Library newsletter. Micah Thompson asked about the addendum not being noticed.  
29 Mike Smith explained that Select Board members do not physically post the documents. Micah Thompson  
30 insisted that no one here has any semblance of confidence.  
31

32 Harry Seidel acknowledged Micah's frustration. He stated that the Select Board is not perfect and they are  
33 working to make this better. Micah Thompson questioned why this was not corrected in October when he  
34 initially raised the issue. Harry Seidel explained that the fees were revised several times at the start of this  
35 process. He stated that the Select Board's efforts were to improve the building permits. He acknowledges  
36 that some of fees are too high and they are trying to fix it. Micah Thompson stated that it is not just him, but  
37 the entire town is tired of how this administration behaves.  
38

39 Pier D'Aprile cautioned implementing a fee structure that aligns a direct correlation between fees and costs it  
40 could have unintended consequences. James Gaffney stated that he is shocked that there is no mention or  
41 question about the possible need for a site plan review. Harry Seidel acknowledged that a question could be  
42 added to address James' concern. Alfred Hanson asked if the town would know ahead of time if further  
43 review is required. Elizabeth Labbe stated that for the part she has a general idea. James Gaffney clarified  
44 that he is not targeting Elizabeth, he just pointing out that the Town's building permit process does not  
45 accommodate this. Judy Newman-Rogers explained that in the past there was a checklist that the applicant  
46 was required to complete. She stated the check list asked if all planning and zoning requirements have been  
47 satisfied. She stated that a building permit is not approved until it meets the requirements of the ordinance.  
48

49 Pier D'Aprile began to speak. Ed Mical called a point of order stating that the Chair must recognize the  
50 speaker.

1 Harry Seidel recognized Martha Mical who cautioned that if the price is too high it could cause people not to  
2 pull a building permit. Pier D'Aprile stated that there are a lack of controls in place, a lack of checks and  
3 balances. Michael Carroll explained that most of his clientele need his assistance filling out the building  
4 permit application. Judy Newman-Rogers agreed that fees should not be so high that the town runs the risk of  
5 pricing people out. She spoke about the efforts that staff makes to extract pertinent information from the  
6 applicant to assist the applicant to submit an accurate application. She stated that the Select Board made their  
7 best effort to cover the town's costs. She stated the purpose of this discussion is to address the concerns  
8 voiced by Micah Thompson at a previous meeting.  
9

10 Micah Thompson reiterated that last October the Select Board assured him that they had done their due  
11 diligence and he does not believe that to be true. Harry Seidel acknowledges that Micah Thompson is angry.  
12 Micah Thompson stated he wants a straight answer. Harry Seidel explained that the Select Board agreed to  
13 reexamine the building permit and fees. That is the purpose of this discussion. Harry Seidel asserted that  
14 there was considerate effort by the Select Board. James Gaffney requested the building fee calculations.  
15 Harry Seidel will provide them.  
16

17 Mike Smith stated that he feels the new fee structure is fine, he is open to reconsidering the solar language  
18 and the non-refundable issue. The Select Board agreed to hold a work session to discuss this further.  
19 Michael Carroll stated that he is glad the Select Board is willing to revisit this and take suggestions under  
20 consideration. Alfred Hanson stated that he supports the position that the Town needs to cover the cost of  
21 conducting inspections. Micah Thompson asked if the current fees would be rescinded while the Select  
22 Board reconsiders. Mike Smith explained that the fees are in place and cannot be changed until a public  
23 hearing is held to change the fees. James Gaffney asked the Select Board to give thought to how to handle  
24 the applications that have been charged the higher fees (refund). Mike Smith stated that those fees were in  
25 place. Micah interjected that is not fair, the Select Board does not know what they were doing. James  
26 Gaffney asked the Select Board to consider it.  
27

28 x. Tree Trimming in Front of Town Hall, Review Proposals

29 Harry Seidel stated that the oak trees in front of Town Hall are in need of trimming. The Select Board  
30 reviewed the four proposals from: Mingarelli Tree Service \$700, Chippers \$3,895, Tyler's Lawn Care  
31 \$10,000-13,000 and Chris Ashton \$4,000.

32 Alfred Hanson stated that the Tyler estimate is beyond the scope of trimming trees. He asked if the Town  
33 Forester has been consulted. Elizabeth Labbe spoke to him but it outside of line of work, he suggested using  
34 an Arborist. Martha Mical suggested accepting the lower price quote.

35 **Mike Smith made a motion seconded by Alfred Hanson to accept the proposal from Mingarelli Tree**  
36 **Service to trim around the flag pole. Furthermore to ask Mingarelli Tree Service to have an Arborist**  
37 **on site when trimming the tree contingent upon the added cost for the Arborist to be added to the**  
38 **estimate. Roll Call Vote Smith YES Hanson YES Seidel YES**  
39

40 *Discussion on the motion:* James Gaffney stated that tree trimming should be done in a manner that  
41 preserves the health of the tree. Mike Smith explained that the estimate would increase by \$200 to require an  
42 arborist on site.  
43

44 xi. Town Hall Cameras

45 Harry Seidel stated that recently four cameras were ordered in a manner that did not follow the Town's  
46 purchasing policy. The policy requires that the Select Board to be informed and consideration to what line  
47 item in the budget the cameras would be charged to. Harry Seidel does not believe the cameras will do  
48 anything positive for the Town and he is not in favor of them. He stated that none of the Town offices want  
49 them installed in their offices except the Town Administrator. Harry Seidel stated the cameras cost \$4,987.  
50

1 Alfred Hanson explained that the Select Board was strongly advised by the Town's legal counsel to look into  
2 the legality of the cameras before they are installed. He stated that the Select Board did not make a decision  
3 on the cameras. Harry Seidel stated that it is not legal to have video/audio cameras without notifying  
4 someone. Mike Smith stated there have been vehicles vandalized during meetings, safety concerns for  
5 employees and the situation at the transfer station. He does agree that the legality of the cameras should be  
6 looked into.  
7

8 Harry Seidel suggested the DPW could utilize the cameras. He reiterated that the expenditure is not in the  
9 budget. James Gaffney cautioned that state law prohibits capturing and or retention of license plate  
10 information. He stated a sign on the door would be sufficient. Bill Chandler agreed that a camera cannot face  
11 the road capturing license plates but vehicles in the parking lot do not fall under that statute. He explained  
12 that audio recording is the issue. He stated that NH is a two party consent state. He explained that it is a  
13 felony under the wiretapping statute. Bill Chandler spoke to the visual recording, requiring a sign notifying  
14 of surveillance cameras. Kathy Frenette referred to the Town's safety policy and reiterated that she has been  
15 accused of things that she has not said or done. She stated the cost of the cameras compared to thousands  
16 spent in legal fees. She stated that this person would do it again. Kathy Frenette advised the Select Board that  
17 she is the third Town Administrator this person has done this to. Kathy Frenette advised the Select Board that  
18 she did perceive the incident as a threat and an assault. She informed the Select Board that she has resulted to  
19 carrying mace. Kathy Frenette asserted that no one should be working under those circumstances.  
20

21 Mike Smith reiterated that there was also an employee whose life was recently threatened at the transfer  
22 station. He stated that the Town cannot lose employees over safety concerns. Alfred Hanson asked if it is in  
23 the employee handbook to let them know they may be recorded, if not the handbook should be amended. Bill  
24 Chandler stated that he is advocate of cameras in the right places to curtail threats, break-ins and vandalism.  
25 He stated that he is not opposed to cameras in Town Hall as long as they are in the right places. Bill Chandler  
26 explained that in the past he has recommended cameras outside of Town Hall.  
27 James Gaffney urged the Select Board to consider a policy on data retention and the data being subjected to  
28 RSA 91-a. Bill Chandler agreed. He stressed that audio recording is of greater concern to him. James  
29 Gaffney stated that cameras in Town Hall are a good idea. Bill Chandler would support cameras in public  
30 areas. Mike Smith stated that he supports cameras outside and inside where appropriate. The Select Board  
31 agreed to revisit the discussion at the next meeting. Martha Mical stated that if the cameras can be returned  
32 they should be returned. Kathy Frenette asked what happens to her safety. Harry Seidel stated that he wants  
33 Kathy to feel safe. Kathy Frenette stated that she does not feel safe. Alfred Hanson expressed his frustration  
34 that procedures were not followed in the purchasing of the cameras.  
35

#### 36 xii. Board of Land and Tax Appeals, Appeal Submitted

37 The Select Board reviewed a Land Use Change Tax appeal. Elizabeth Labbe informed the Select Board that  
38 the Town's assessor Loren Martin, will represent the Town at the BTLA hearing. Harry Seidel questioned the  
39 Town's position. Elizabeth Labbe advised the Select Board that solar panel do not qualify under the  
40 requirements of current use.

#### 41 xiii. Select Board Ex-Officio for the Planning Board

42 Harry Seidel explained that the Planning Board has recently requested the Select Board appoint a new ex-  
43 officio member to the Planning Board. Harry Seidel stated that he does not have a problem working with  
44 people who hold a different view. He stated that he takes the Planning Board very seriously and he commits  
45 himself to it. He stated that his attitude as it relates to being a Planning Board member is finding solutions.  
46

47 Pier D'Aprile explained that the Planning Board has become dysfunctional. He noted the earlier conversation  
48 about the HOP II grant committee membership. Pier D'Aprile stated that Harry's comments about James  
49 Gaffney were disparaging. He explained that there is constant bickering and banter that goes on. Pier

1 D'Aprile stated that the vote was to allow Harry to focus on other more important things. Pier D'Aprile  
2 stated that it is repetitive behavior of Harry's.

3  
4 Ian Rogers spoke about the recent Planning Board vote. He stated that he was shocked and felt that a few  
5 members who have grievances against Harry took the opportunity to air those grievances. Ian Rogers stated  
6 that it felt sudden and not provoked by any one particular incident. Ian Rogers questioned where this stops. It  
7 could happen to anyone next. Ian Rogers spoke about a situation a few months back when Janice Loz wanted  
8 to volunteer but unkind things were said about her. He stated that tempers are running high causing drama  
9 and he is tired of it.

10  
11 James Gaffney stated that Ian Rogers should stop participating in the drama with constant emails  
12 complaining about people. He stated that it has been customary in years past that each year the Select Board  
13 would appoint a different Select Board representative to the Planning Board, it has been two and a half years  
14 that Harry Seidel has represented the Select Board. James Gaffney explained that Harry Seidel has plenty of  
15 other things to do that are important to the Town. He believes it is time for a change, stressing the importance  
16 of coming to a Planning Board prepared. James Gaffney addressed Harry Seidel's comments earlier in the  
17 meeting. James Gaffney believes some of the characterizations were slanderous, but others were gratuitous  
18 ad hominem attacks.

19  
20 Harry Seidel stated that he has never come to a Planning Board unprepared. He asserted that he did not say  
21 that he was not prepared. James Gaffney stated the meeting was recorded. Mike Smith agreed that Harry  
22 Seidel and others said they were not prepared. Pier D'Aprile addressed Ian Rogers's comments stating that  
23 he too is tired of the drama. He stated that Ian's recent editorial comments in the Concord Monitor about a  
24 dysfunctional Planning Board in Warner was over the top. Harry Seidel stated that there have been several  
25 Planning Board meetings that were cancelled. Ian Rogers explained that the op-ed that he wrote was actually  
26 to the Intertown Record last year that addressed the bullying atmosphere in town where harsh words were  
27 often exchanged and personal attacks levied against others.

28 Alfred Hanson spoke to Pier D'Aprile's comments. He asked Pier D'Aprile if he felt that Harry Seidel was  
29 disruptive to the process of the Planning Board. Pier D'Aprile stated that the Planning Board generally  
30 operates well when doing certain things like the site plan and subdivision review. He stated that it becomes a  
31 bigger issue when discussing the rewrite of the housing chapter. He stated that Harry's comments earlier  
32 about James Gaffney were completely uncalled for. Pier D'Aprile stated that there was a member of the  
33 Planning Board who was disrespectful to Chair three meetings in a row. Pier D'Aprile stated that Harry tried  
34 to bring this member in and asked this person three times to apologize to the chair and person refused.  
35 Alfred Hanson asked clarification regarding the holdup relating to the Planning Board taking action on the  
36 HOP I grant since the Planning Board has had the information since September of 2024. Alfred Hanson  
37 asked if Pier D'Aprile is implying that Harry Seidel is the reason the Planning Board has not acted on it. Pier  
38 D'Aprile stated that Harry is part of the bigger problem. He stated that meetings get bogged down on  
39 insignificant little things. Pier D'Aprile advised the Select Board that he made it clear that he was not trying  
40 to make this a performance review of Harry. He was trying to free up time for Harry. He saw it as a way to  
41 improve the Planning Board. Alfred Hanson disagreed, pointing out that there were several statements made  
42 against Harry performance and professionalism.

43  
44 Alfred Hanson stated that he has read Planning Board minutes and it appears that other members voice their  
45 opinions. He stated that he is trying to figure out exactly what is going on other than personality differences  
46 to justify removing and replacing someone from the Planning Board. Alfred Hanson stated that the decision  
47 is up to the Select Board. James Gaffney explained the Planning Board is requesting a customary rotation.  
48 James Gaffney stated that he would have preferred to hold that discussion in non-public, but the law did not  
49 allow that. Judy Newman-Rogers spoke about the customary way of doing this is by vote of the Select  
50 Board. She explained that the Select Board together at a meeting decide ex-officio members to various

boards. Judy Newman-Rogers stated that many times if a Selectman is happy serving on a particular board they typically like to remain on that board because they are building up information and knowledge. Martha Mical urged everyone to grow up and act like adults. James Gaffney stated that he would like an apology from Harry Seidel for the previous comments. Harry Seidel apologized. Alfred Hanson questioned why the Select Board representative should be replaced each year. He stated that earlier this year the Select Board made their board representative selections. Alfred Hanson asked where he could find the rule that a rotation is required. James Gaffney stated that it has been past practice. He explained that the Planning Board has experienced a loss of institutional knowledge.

The Select Board took a brief recess: NO TIME STATED.

The Select Board returned from recess. NO TIME STATED.

#### AUDIO DIFFICULTIES – NO SOUND ON VIDEO

Audio resumed during Mike Smith's comments.

Mike Smith was speaking about how everyone makes mistakes. He stated that the Select Board has previously made their selections. Mike Smith and Alfred Hanson both stated that they do not have interest in sitting on the Planning Board. Mike Smith stated that he was offended by previous comments by Ian Rogers and Harry Seidel. Mike Smith stated that the Select Board has been meeting for 8 hours, and he is not ready to vote on this. The Select Board agreed to postpone this decision until the next Select Board meeting.

At this time Alfred Hanson was excused for the remainder of the meeting.

#### IV. Town Administrators Report

- Preliminary departments are in for the Fire, Health and Human Services, Assessing, Town Clerks, Elections and Police. In the process there is the Highway and Transfer Station. She is meeting with Ed Mical to discuss the Emergency Management budget on June 26, 2025.
- The Town of Bradford and Sutton have withdrawn from the cooperative agreement to purchase fuel, oil and propane. She will reach out to the State of NH to see if there is a contract that Warner can join this year for savings as it is a large expenditure.
- CIP; the Town Clerk and the Tax Collector will not have CIP requests for their departments. The Police Department has submitted their CIP requests. She will reach out to the other departments to remind them of CIP requirements.
- She met with the Finance Director before he left and she spoke with MRI regarding payroll. She will also be completing the bank deposits.

#### V. Consent Agenda, June 24, 2025

Harry Seidel read the consent agenda.

Motion to Approve by the Warner Select Board:

1. The following requests to the Trustees of the Trust Funds for: a. \$520.08 from the Transfer Station Facility Capital Reserve Fund to pay an invoice from Core & Main. b. \$16,022.50 from the DPW Facility Improvements Capital Reserve Fund to pay the second half invoice from C&W Garage Doors. c. \$380.37 from the Employee Expendable Health Trust Fund to pay the invoice from Health Trust.

2. The request to Ginger Marsh, Treasurer, to close the Planning Board Fees Account, determined no longer need by the Planning Board and to deposit the total amount in the account as of the day the account is closed into the Town of Warner Operations Account. (General Fund)

3. The request from the Planning Board to open an escrow account for Peacock Hill Road LLC to hold funds to pay necessary outside engineering assessment of their project.



1 **Harry Seidel made a motion seconded by Mike Smith to approve the June 24, 2025 Consent Agenda as**  
2 **read. Roll Call Vote Smith YES Seidel YES**  
3

4 **VI. Manifests: May 27, 2025, June 24, 2025**

5 May 27, 2025, Manifest motion was tabled until the next meeting.

6 June 10, 2025, Manifest motion was tabled until the next meeting.  
7

8 **VII. Public Comment**

9 -Fred Hill asked the Select Board when the building permit for the solar array would be signed. He stated  
10 that the permit was submitted two weeks ago. Elizabeth Labbe stated that Tom Baye signed it this morning.  
11 The Select Board agreed to sign it tomorrow.

12 -Elizabeth Labbe thanked the Select Board for their service. She feels that it is a grave error not to appoint  
13 James Gaffney to the HOP II committee. She stated that his voice is the only voice different than the other  
14 members. She stated that it is important to have differing opinions.

15 -Pier D'Aprile spoke in support of appointing James Gaffney to the HOP II committee.

16 -Ian Rogers stressed the ability to listen, cooperate and build rapport with people you are working with is  
17 important.

18 -Christopher Statler stated that everyone should follow the golden rule: Treat everyone the way you want to  
19 be treated.  
20

21 **VIII. Minutes: May 27, 2025 and June 10, 2025**

22 **May 27, 2025**

23 Page 1 : insert non-public meeting started at 3:00 PM

24 Page 3 line 4 should read come in to talk about the purchasing policy

25 Page 3 line 50 insert comma

26 Page 6 line 13 insert there

27 Page 7 line 17 strike disputed insert distributed

28 line 39 insert position

29 **Mike Smith made a motion seconded by Harry Seidel to approve the May 27, 2025 Select Board**  
30 **meeting minutes as amended. Roll Call Vote Smith YES Seidel YES**  
31

32 June 10, 2025 Minutes TABLED

33 **IX. Select Board Other Business**

34 -Harry Seidel spoke about an estimate for the installation of electrical wall outlet. The estimate is \$500.  
35 Mike Smith stated the estimate is too high. The Select Board agreed to speak to Tim Allen and request a  
36 quote from the licensed electrician that he uses.  
37

38 **-Mike Smith made a motion seconded by Harry Seidel to place an ad in the paper for a building**  
39 **inspector position opening on August 1, 2025. Roll call vote Smith YES Seidel YES**

40 *Discussion on the motion:* Kathy Frenette asked for clarification on the title of the position; building  
41 inspector or building inspector/compliance officer. Mike Smith confirmed building inspector/compliance  
42 officer. Ed Mical suggested advertising with the NHMA.  
43

44 -Mike Smith explained that the Assistant Building Inspector has only been on one job in the last year. He  
45 would like to terminate the Assistant Building Inspector and place an ad for an Assistant Building Inspector.  
46 Harry Seidel asked if Alfred Hanson should be present for this, Mike Smith stated that he sees this as simple  
47 math and the person is not doing the job.  
48

49 **-Mike Smith made a motion seconded by Harry Seidel to terminate the Assistant Building Inspector**  
50 **and place an ad for an Assistant Building Inspector. Roll call vote Smith YES Seidel YES**  
51

1 -Harry Seidel spoke about the need to complete the Town Administrator's evaluation.

2  
3 **Harry Seidel made motion seconded by Mike Smith to complete the Town Administrator's evaluation.**

4 **VOTE NOT CALLED**

5 **X. Non-Public Session (if needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,I,j,k,l,m))**

6 None

7 **XI. Adjournment**

8 **Mike Smith made a motion seconded by Harry Seidel to adjourn the Select Board meeting. Roll call**  
9 **vote Smith YES Seidel YES**

10  
11 The meeting adjourned at 10:45 PM

12  
13 Respectfully submitted on 7/1/25 by Tracy Doherty

14 Edited by Darcie Buskey, Assistant Clerk