



TOWN OF WARNER

PO Box 265
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 Fax: (603) 456-2297
Warnernh.gov administrator@warnernh.gov
selectboard@warnernh.gov

Select Board: Harry Seidel, Chairman
Alfred Hanson, Vice Chair
Michael J. Smith
Kathleen Frenette, Town Administrator

Select Board Public Meeting Minutes September 9, 2025 6:00 PM

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

Chairman Harry Seidel called the public meeting to order at 4:00 PM.

Select Board present: Chairman Harry Seidel, Vice Chair Alfred Hanson and Mike J. Smith.

The Select Board voted to go into Non-public Session at 4:00 PM.

Non-public Session, RSA 91- A: 3II (c) – Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

Kathy Frenette (in the audience) asked if this non-public session pertains to her. Harry Seidel stated that this non-public session does not pertain to Kathy Frenette but there will be non-public sessions in the future that will pertain to her. Kathy Frenette advised the Select Board that she is evoking her right for a public meeting. Harry Seidel stated they are moving to non-public. Mike Smith stated there was no second to the motion and a vote has not been taken. He stated that there is a lot of things that are not being done. Alfred Hanson asserted that he is tired of Mike Smith's attempts to delay everything. Alfred Hanson asked Mike Smith when the last time was that Mike Smith signed a manifest. Mike Smith asserted back that he is talking about following procedure, "you wing nut". Harry Seidel called for order.

Moved: Seidel Second: Hanson Roll Call Vote Hanson YES Seidel YES Smith NO

Discussion on the motion: Mike Smith asked if Elizabeth Labbe would be in the room. Harry Seidel confirmed that she would. Mike Smith stated that since someone has evoked their rights under RSA 91-a, this non-public session is against the law. He stated that based on what Elizabeth Labbe wrote against him he will not attend and left the meeting room.

The Select Board reconvened the public session at 5:40 PM. Mike Smith participated via Zoom.

Harry Seidel explained that he was hoping to address the consent agenda and a few office related items from Elizabeth Labbe. Mike Smith expressed reservation about proceeding before the noticed start time of 6:00 PM. He suggested taking care of the minutes and manifest. The Select Board agreed to adjust the order of business.

Mike Smith and Alfred Hanson both apologized to each other for the earlier exchange.

Elizabeth Labbe presented two intent to cut applications (Ashton State Forest and Red Chimney Road) for the Select Board's signature. She noted that the State Forest job will be bonded. Mike Smith requested that going forward all permit requests (building and intent to cut) be emailed to the Select Board prior to the meeting to allow them to review the permit requests. Currently they are available for the Select Board's review in the Town Hall.

Ed Mical made a point of order that a motion needs to be made to approve signing the intent to cut requests because they were not on the consent agenda.

Harry Seidel made a motion seconded by Alfred Hanson to approve the intent to cut 25-463-12T for Map 7 Lot 12. Roll Call Vote Hanson YES Seidel YES Smith NO

Discussion on the motion: Mike Smith stated that he has not seen the intent to cut and questioned how he could vote on something he has not seen. He told the Select Board that they are skipping the process.

Harry Seidel made a motion seconded by Alfred Hanson to approve the intent to cut 25-463-11T for Map 5 Lot 17. Roll Call Vote Hanson YES Seidel YES Smith NO

Discussion on the motion: Mike Smith stated that he has not seen the intent to cut and questioned why he is even on the Select Board. He stated this is typical right about now.

Harry Seidel asked Mike Smith if he has seen the consent agenda, Mike Smith confirmed that he has seen the consent agenda.

V. Consent Agenda: August 26, 2025

Harry Seidel read the consent agenda: Motion by the Warner Select Board to approve the following or previously signed: 1. A request to the Trustees of the Trust Funds: a. in the amount of \$6,467.25 from the Bridge Repair / Replace Capital Reserve Fund to pay Moser Engineering and Donald R. Mellen Surveyor. 2. Public Service of NH Petition & Pole License number 12-1015.

Alfred Hanson made a motion seconded by Harry Seidel to approve the August 26, 2025 consent agenda as read. Roll Call Vote Hanson YES Seidel YES Smith NO

Discussion on the motion: Mike Smith stated that he saw the typed motion for the consent agenda but he has not seen the paperwork for the consent agenda so he cannot vote on this.

VI. Manifest: August 26, 2025 and September 9, 2025

August 26, 2025 Manifest

Motion for the Select Board to approve the following previously signed manifest: Accounts Payable check numbers 11694 through 11700 dated 8/20/2025, in the amount of \$951,069.27, which includes a payment to the Kearsarge Regional School District of \$890,000.

Harry Seidel made a motion seconded by Alfred Hanson to approve the August 26, 2025 manifest motion with the correction from \$890,00 to \$890,000.

Roll Call Vote Hanson YES Seidel YES Smith ABSTAINED

September 9, 2025 Manifest NO VOTE TAKEN

**VII. Minutes: August 12, 2025 / August 19, 2025 / August 21, 2025 / August 26, 2025
August 12, 2025**

Alfred Hanson made a motion seconded by Harry Seidel to approve the August 12, 2025 Select Board meeting minutes. Roll Call Vote Hanson YES Seidel YES Smith ABSTAINED

1 **August 19, 2025**

2 page 5 line 16 insert is after what

3 **Alfred Hanson made a motion seconded by Harry Seidel to approve the August 19, 2025 Select Board**
4 **meeting minutes as corrected. Roll Call Vote Hanson YES Seidel YES Smith ABSTAINED**

5
6 The Pledge of Allegiance was recited at this time.

7
8 **II. Public Hearing 6:00 PM**

9 **1. The Revision of Building Permit Fees**

10 Harry Seidel opened the public hearing at 6:00 PM. He explained that the building permit fees were
11 previously revised and based on additional public input the fees were re-examined. He stated that tonight the
12 Select Board is presenting the revised fee schedule. Harry Seidel recapped the revised building permit fees.

13
14 Harry Seidel opened the floor for public comment.

15
16 -Russ Smith explained that ADU stands for Accessory Dwelling Unit not Accessory Apartment as is reflected
17 on the bottom of the cost sheet. He stated that he came to Town Hall for a permit for two sheds but he was
18 told that he did not need a building permit since the sheds were under 200 sq. ft., he recommended making a
19 notation of that. Mike Smith cautioned that Avitar assessing does value sheds in the property assessment and
20 this is separate from the need to pull a building permit. Harry Seidel explained that the term accessory
21 apartment is not in the zoning ordinance but there are people who are adding accessory apartments.

22
23 -Mary Mead questioned the practice of assessing something that did not require a building permit. She
24 stated that she is being assessed for a trash container but it did not require a building permit. She stated that
25 she thought the purpose of a building permit was to signal something of value for assessment purposes.
26 Harry Seidel explained that there are many reasons for requiring a building permit, it is a tool for the
27 assessing department to know when a change is made to a property. He explained that building permits are
28 required in all towns for safety and code compliance. Elizabeth Labbe explained that all structures on a
29 property have to be valued for assessment purposes.

30
31 -Andy Bodnarik spoke about recent legislative change effective July 1st changing the definition of accessory
32 dwelling unit to include detached units. He recently provided the Planning Board with the new language.

33
34 No other public comment given. Harry Seidel closed the public comment.

35
36 Alfred Hanson and Harry Seidel stated they are comfortable with the revised fees. Mike Smith stated that he
37 was fine with the originally revised fees and does not believe the fees should have been reduced. He stressed
38 the intent was to cover the Town's costs.

39
40 **Alfred Hanson made a motion seconded by Harry Seidel to approve the newly revised building permit**
41 **fees. Roll Call Vote Hanson YES Seidel YES Smith NO**

42 Harry Seidel closed the public hearing at 6:14 PM.

43
44 Harry Seidel opened the seconded public hearing at 6:14 PM

45 **2. The Request to approve and expend Highway Road Construction Capital Reserve Funds**
46 **(CRF) for the expenses of the unanticipated Depot Street and Kearsarge Street Ext area drainage**
47 **project.**

48 Harry Seidel explained that there is a drainage issue along Kearsarge Street Ext and Depot Street. He stated
49 that the galvanized pipes have corroded causing water to go beneath the pipes causing significant damage in

1 the area (sink holes). Tim Allen explained that the drainage system from Main Street to the river along
2 Kearsarge Street Ext and across Depot Street has been compromised. He explained that the drainage pipes
3 have been scoped with a camera and it was discovered that 80% of the system has failed. Tim Allen
4 explained that there was a significant sink hole created from the system failure.

5
6 Tim Allen is concerned that if the system plugs or fails completely the apartment building in the area and
7 other properties in that area will take the brunt of what comes off Main Street and Kearsarge Street Ext
8 causing significant issues. Tim Allen explained that the system needs to be replaced. He advised the Select
9 Board that the original price of \$300,000 has been reduced to \$270,000. He expects the project to be
10 approximately \$250,000 - \$270,000 and take 3-4 weeks. Tim Allen advised the Select Board that he does not
11 feel that this is a project that the Highway Department should undertake alone. He has spoken with Weaver
12 Brothers Construction about combining their efforts on this project. He stated that the town has cut the trees
13 removed curbs and they will work in conjunction with Weaver Brothers. He explained that he is now
14 waiting for the engineer to get back to him on the permitting process for the river work. Tim Allen explained
15 that he is looking for approval to move forward on the project in hopes that it will be wrapped up in time for
16 the festival. He stated that he has secured approval from the land owners and he will have signed letters
17 before the project starts. Harry Seidel stated that there are sufficient funds in the CRF.

18
19 Harry Seidel opened the floor for public comment.

20 -Martha Bodnarik stated that she understands the necessity of this project, she hopes that there will be some
21 effort made to determine what caused the failure to reduce the likely hood of it happening again. Tim Allen
22 stated that it is the age of the system that has caused the failure. He stated that the galvanized system will be
23 replaced with plastic piping.

24
25 -Russ Smith asked if the size of the culvert will be increased to handle the 100 year storms that are occurring
26 earlier. Tim Allen explained that the engineer has advised him to replace the system with the same size. He
27 stated that the corrugated pipe is being replaced with a smooth pipe so increasing the size of the culvert is not
28 necessary.

29
30 -Ed Mical commended Tim Allen and he feels this needs to be replaced before winter. Mike Smith agreed.

31
32 -James Gaffney asked if the money in the CRF was intended for something else and should there be a
33 discussion with the Budget Committee. Tim Allen confirmed that it was intended for something different
34 and he agreed there should be a discussion with the Budget Committee. There was a discussion regarding
35 the need to add funds to the CRF for future road improvements. Harry Seidel explained that he asked Clyde
36 Carson to contact the Community Development Finance Authority (CDFA). He stated that CDFA considers
37 the Town of Warner to be a higher income community which makes the grants unavailable to Warner. He
38 spoke about another funding option to consider; USDA Water and Waste Disposal grant.

39
40 No further public comment was offered. Harry Seidel closed the public comment.

41
42 Alfred Hanson stated that this project must be done. Mike Smith concurred. Harry Seidel stated that Tim
43 Allen has a good working relationship with Weaver Bros. and he agrees that this is an emergency.

44 **Mike Smith made a motion seconded by Harry Seidel to expend funds from the Capital Reserve Fund**
45 **not to exceed \$270,000 for the repair of the Kearsarge Street Ext and Depot Street drainage project.**

46
47 Point of order made by Russ Smith, stating that the amount should be amended to \$270,430. Mike Smith
48 stated that he is cautious because he does not want to expend the total amount of the CRF. He stated that any

1 amount over \$270,000 should be taken from Tim Allen's operating budget. Mike Smith explained that the
2 total amount in the CRF is \$273,070.

3
4 **Harry Seidel made a motion seconded by Alfred Hanson to expend funds from the Highway**
5 **Construction Capital Reserve Fund for the expenses for the repair of Depot Street and Kearsarge**
6 **Street Ext drainage project not to exceed \$270,430. Roll Call Vote Hanson YES Seidel YES Smith YES**
7

8 Harry Seidel closed the public hearing.
9

10 **III. Public Comment**

11 Andy Bodnarik spoke about his recent notice of preliminary property value. He stated that he has reviewed
12 his information and scheduled a meeting with the assessor to discuss a few errors he found. He is not happy
13 that he only gets a 20 minute phone conversation.
14

15 Martha Bodnarik asked why the Town chose Avitar Associates who makes it so difficult to get answers to
16 their questions. She questioned why the Select Board did not go out to bid. Harry Seidel explained that the
17 Select Board did their due diligence when selecting Avitar who came with very high marks from many
18 communities. Martha Bodnarik expressed frustration with her experience.
19

20 Alfred Hanson requested that item B under Select Board Business be moved up. Harry Seidel explained that
21 Elizabeth Labbe is here to discuss the notices of preliminary property values.
22

23 **Harry Seidel made a motion seconded by Alfred Hanson to move up item B under Select Board**
24 **Business to discuss the recent preliminary values. Roll Call Vote Hanson YES Seidel YES Smith YES**
25

26 **b. Discussion about recent preliminary values**

27 Elizabeth Labbe explained that every five years as required by law property values are adjusted to reflect
28 market value. She explained that when property values are brought up to market value the tax rate goes
29 down. She urged residents to review their property cards and the notice of preliminary values. Elizabeth
30 Labbe explained that the Department of Revenue monitors assessors throughout the State.
31

32 Elizabeth Labbe explained that there is an assessing manual that outlines the justification for the new values
33 and it is available for review. She spoke about the conversion of assessing records. She stressed that this is
34 not the end of the road it is only the beginning of the process. Elizabeth Labbe stated that there is the
35 abatement process and the Board of Tax and Land Appeals (BTLA). She encouraged anyone who is upset to
36 call the DRA and file a complaint.
37

38 Elizabeth Labbe stated that she is here to help anyone who needs assistance. She clarified a previous
39 question, explaining that there were three bids received for Assessing Services and it was discussed at
40 multiple public meetings. Elizabeth Labbe explained the abatement process and offered to help anyone.
41

42 James Gaffney explained that in past revals there have been complaints made about assessors just showing
43 up at properties without advance notice. He stated that it happened again with this reval. He stressed that he
44 would like to be present when the Assessor comes. He stated that in the past he pointed out that a reval
45 schedule should be available. James Gaffney stated that he received a notice of his preliminary value and
46 had only 3 days to schedule an appointment. He stated that there is disorganization with the process.
47

48 Harry Seidel asked Elizabeth Labbe about the process if someone was unable to schedule an appointment.
49 Elizabeth Labbe explained that Avitar wants to accommodate everyone and have the most accurate data. She

1 encouraged anyone who was unable to schedule an appointment to contact her immediately and she would
2 contact the assessor.

3
4 A female resident on Tom's Pond Road spoke (name inaudible) about her seasonal neighbors who have left
5 and may not be aware of this. She spoke about the significant property value increase on her properties.
6 Elizabeth Labbe explained that the properties on water are now assessed as waterfront properties. She noted
7 that previous assessments did not reflect the waterfront values. Elizabeth Labbe encouraged her to schedule
8 an appointment and focus on the issues that are incorrect and can be proven to the assessor. She stated that
9 she is very sorry.

10
11 A female resident (name not stated) explained that she attempted several times to contact the assessing
12 department but there was no answer, and the voice mail was full. She stated that she called other town
13 departments, and they were not able to help her. She asked if there is any way that the tax collector could
14 field some of the calls so that the residents do not feel ignored and Elizabeth can get some help.

15
16 Russ Smith asked for clarification on the hours of operation for the Assessing Department.

17
18 A female resident (name not stated) questioned how residents are expected to dispute the new value and then
19 pay a tax bill a month later. She stated that she is not necessarily saying their properties are not worth what
20 is being assessed. She suggested putting the increase off until next July to ensure that all the values are
21 appropriate. She stressed that the increase is a huge factor for the residents. Elizabeth Labbe explained that
22 the Town is mandated to revalue properties every five years. She explained that it is the right of all taxpayers
23 to file an abatement for their property. The resident stated that she feels this is being rushed through and she
24 is frustrated with the process and inability to reach town staff.

25
26 Mary Mead spoke about features on her property that are now being assessed but had not been assessed in
27 the past. She is extremely frustrated with the process, and she is disappointed with the Town.

28
29 James Gaffney stated that they are the professional assessors. He stated that this is gross malfeasance. He
30 stated that there have been many examples of mistakes that they have made to many properties. James
31 Gaffney asserted that the Town is fast approaching the point where they need to tell the assessors that they
32 screwed up and they need to do it over at their own cost. Elizabeth Labbe stated that this is actually strictly
33 monitored by the Department of Revenue. James Gaffney stated that it is his expectation that the Select
34 Board will push back against Avitar.

35
36 Alfred Hanson asked if there is a schedule of the reval process. Elizabeth Labbe explained that there is a
37 schedule that was posted in the library newsletter, on the doors of various town locations. Elizabeth Labbe
38 stated that it was not sufficient notification to reach everyone.

39
40 Steve Blevens stated that their (Avitar) online reviews (google and yelp) show under two stars. He spoke
41 about the view tax issue in the early 2000's that was brought to the Supreme Court.

42
43 Martha Mical stated that residents need to document anything that is incorrect and bring that to the attention
44 of the assessor.

45
46 Bob Humphrey stated that he was home when the assessor came and he gave her a tour of the property and
47 pointed out all the issues. He stated that his property assessment is half a million dollars. He stated that the
48 value is outrageous.

Christine Frost stated that what she is hearing is that residents are frustrated that they are required on an individual basis to dispute their own property assessment. She stated that residents are asking their leaders to communicate to Avitar that the reval needs to be done over.

Martha Bodnarik spoke about comparing her value to her neighbors and the errors she found on those properties. She questioned how the town can have confidence that the town was done right.

Danielle Young spoke about the taxable features that are included in assessments. She noted that dilapidated campers, chicken coops and trash shelters are now being assessed.

Kathy Schoonmaker asked how a home that has never been assessed as waterfront property is now considered and assessed as waterfront property. Elizabeth Labbe explained that the previous assessor did not assess properties correctly relating to waterfront. She stressed that waterfront properties must be valued as such. A female in the audience (name not stated) asked if anything has been done regarding the previous assessor's mistakes. She asked if the previous assessor was being sued or complaints filed against him. Elizabeth Labbe explained that the Town has filed complaints, and it was because residents complained and demanded change that the Town took action to find a new assessor. She stressed that anything that adds value to a property has to be included in the assessment. Kathy Schoonmaker questioned why people were not notified in advance about the change in way assessments would be done.

Russ Smith stated that Mike Smith has signaled that he would like to speak (via Zoom). Mike Smith asked if the Select Board wanted to ask Avitar to come to a meeting and address the concerns voiced.

Rebecca Courser asked about industry standards and what the residents can do. Elizabeth Labbe reiterated that anyone who has found an error on their property record card should get in touch with her to schedule an appointment. She explained that the values are preliminary but once final notice of value are received that is when the DRA will start noticing and abatements can be filed. Rebecca Courser asked who approves/denies the decision on an abatement. Elizabeth Labbe explained that the Assessor will provide a recommendation to the Select Board, but ultimately it is the Select Board's final decision. Elizabeth explained if the taxpayer is then aggrieved with the decision of the Select Board, they can file an appeal with the Board of Tax and Land Appeals (BTLA) or the Superior Court.

The President of Pleasant Pond Cooperative (name not stated) explained that the co-op is a low income community and as one example she explained that on top of the mobile home value increase they have tacked on an additional \$25,000 to their properties. She stressed that this increase is unaffordable for the fixed income people.

Amelia Gardner suggested the town mail notices to residents explaining the process going forward. She is concerned that not everyone will know. Elizabeth Labbe thinks that is a great idea.

Harry Seidel explained that each property owner has to speak to the assessor individually about their property and the specific errors on their property card. A gentleman in the audience (name not stated) stated that the Select Board should advocate for their constituents. He stated the Select Board has the responsibility to do something to gain good faith with the residents of Warner.

Inaudible name of gentlemen stated that the Select Board should be prepared for an extensive abatement process. Elizabeth Labbe stressed that the values are preliminary, and the Select Board cannot act on it until the tax rate is set. She acknowledged that the increase in values is terrifying.

1 Female in audience (name not stated) asked what happens if, after residents speak to the assessor, their value
2 does not change. Elizabeth Labbe explained that property values everywhere have gone up. She reiterated
3 that pursuant to state law the Town must bring property values in line with the market value of the property.
4

5 Andy Bodnarik stated that there is a systemic problem with the company.
6

7 Barbara MacNeill spoke about her concerns regarding the lack of consistency applied across town. She
8 questioned how her property is considered average and homes on East Main Street are considered average.
9 She feels there is no comparison. She asked for clarification on how the corrections would be applied and
10 why is it left to the individual taxpayer to prove their position.
11

12 George last name inaudible questioned the inconsistency of the process and the incorrect mailing addresses
13 for notification. Elizabeth Labbe acknowledged that the entire old assessing system was converted and
14 during that merger addresses were lost.
15

16 Nate Burrington stated that his property value doubled.
17

18 John Noble spoke about the lack of communication and the lack of follow through from the Select Board. He
19 explained that information should be available to residents by posting information on the Town's website or
20 written notification by mail. He stated that most people don't look for information in a library newsletter or
21 a blinking sign. Elizabeth Labbe explained that the Town did hold many public meetings discussing the
22 reval.
23

24 Martha Bodnarik stated the Town should have notified residents in writing regarding the reval. She believes
25 more than 60% of the town has errors in their assessment. She asked what it will take for the Select Board to
26 do something. Elizabeth Labbe reiterated that values are preliminary, and the Select Board cannot do
27 anything until property values are finalized.
28

29 James Gaffney explained that the most vulnerable in town are being overtaxed. He stated that the older
30 residents are not technologically savvy. James Gaffney asked what the town is going to do to make an effort
31 with those people. He would like to see leadership from the Select Board to assist the elderly people. James
32 Gaffney stated that the Select Board needs to address this subject with a public hearing at every meeting until
33 the issue is resolved. Elizabeth Labbe stressed that she has the responsibility to assist everyone, including the
34 elderly residents.
35

36 Harry Seidel explained that residents need to get their questions and concerns to Elizabeth Labbe soon.
37

38 Female in the audience (name not stated) questioned why the Town needs to wait for the final values.
39

40 Mike Smith acknowledged the frustration being expressed. He explained that his value has increased
41 drastically from \$70,000 to \$500,000. He stated that the Select Board will address the issue. Mike Smith
42 explained that the process must be followed. He acknowledged that communication could have been better.
43 Mike Smith apologized for not being at the meeting, noting that he is very sick and did not want to pass it
44 along to anyone else.
45

46 Harry Seidel closed the public comment. Elizabeth Labbe stated that the next step in the process is to finish
47 the appointments with Avitar and then finalize property values by October 1st so that the MS-1 can be done.
48

49 Harry Seidel called a 5 minute recess at 8:10 PM. The meeting reconvened at 8:24 PM.

1 **IV. Select Board Business**

2 **a. Building Inspector Position – Update**

3 Harry Seidel explained that at a previous meeting the Select Board selected Scott LaCroix to be the Town's
4 building inspector/code enforcement officer. Harry Seidel stated that the candidate agreed to accept the rate
5 of pay of the previous building inspector (\$30/hr.). He explained Scott LaCroix has experience. Harry
6 Seidel stated that the other two Select Board members must schedule a meeting to meet him.

7
8 **c. Warner Village Water District Odor**

9 Harry Seidel asked John Noble and Amelia Gardner if they have heard from the Water Precinct recently.
10 John Noble stated they have not, but they did receive an email from the NHDES indicating that two site
11 visits were conducted. He explained that DES found a few issues that the sewer department had to address.
12 John Noble stated that once the issues were addressed on Friday September 5th the odor has been eliminated.
13 John Noble asked the Select Board to contact the NHDES to find out what the issues were. Harry Seidel
14 explained that he was advised that the aeration pond was the problem and has been shut down. He stated that
15 the Water Precinct activated and is using a different pond. John Noble would like to know the DES findings.
16 Harry Seidel explained that the Water Precinct is separate from the Town, they are not town employees.

17
18 Alfred Hanson asked if Mike is available this week to meet with Scott LaCroix. Mike Smith confirmed that
19 he will be available. Nate Burrington asked if he is still needed as the assistant building inspector. Alfred
20 Hanson stated that he has not been able to find the discussion in the meeting minutes regarding the assistant
21 building inspector. Mike Smith stated that the Select Board voted 4 months ago to relieve Nate Burrington.
22 He noted that the Select Board asked Elizabeth Labbe to send him a letter regarding that. Nate Burrington
23 stated that he did not receive the notification. Mike Smith will look through his notes and get back to the
24 Select Board. Nate Burrington asked why the Select Board voted to let him go. Mike Smith stated that at
25 the time of the vote the Town was hiring someone who would take care of the position. He explained that
26 the candidate backed out. James Gaffney asked if there is a current need for an assistant. He suggested the
27 Select Board vote on this tonight. Nate Burrington asked for a clarification regarding his position and if
28 there is a need for an assistant. Nate Burrington explained that he went on four training inspections, and he
29 did not hear from anyone after that. Alfred Hanson stated that he is concerned that the Town could be in a
30 position of delaying building permits without an assistant.

31
32 **Mike Smith made a motion seconded by Alfred Hanson to reinstate Nate Burrington as the assistant**
33 **building inspector. ROLL CALL VOTE Hanson YES Smith YES Seidel abstained.**

34
35 Mike Smith was excused from the remainder of the meeting at 8:50 PM

36
37 Continuation of Minutes August 21, 2025 / August 26, 2025

38 **August 21, 2025**

39 **Harry Seidel made a motion seconded by Alfred Hanson to approve the August 21, 2025 Select**
40 **Board meeting minutes.**

41 Page 3 line 43 dollar amount in question... The Select Board delayed their vote until Elizabeth Labbe could
42 confirm a dollar amount. **NO VOTE TAKEN**

43
44 **August 26, 2025**

45 Page 2 line 32 insert catch

46 Page 2 line 33 insert a comma and the words and then

47 Page 3 line 43 strike do insert doing

48 **Alfred Hanson made a motion seconded by Harry Seidel to approve the August 26, 2025 Select Board**
49 **meeting minutes as corrected. ROLL CALL VOTE Hanson YES Seidel YES**

1 **Non-public meeting minutes August 26, 2025 session 1 and session 2**
2 **August 26, 2025 non-public session #1**
3 **Alfred Hanson made a motion seconded by Harry Seidel to approve the August 26, 2025 Select Board**
4 **Non-Public session #1 meeting minutes. ROLL CALL VOTE Hanson YES Seidel YES**

5
6 **August 26, 2025 non-public session #2**
7 **Harry Seidel made a motion seconded by Alfred Hanson to approve the August 26, 2025 Select Board**
8 **Non-Public session #2 meeting minutes. ROLL CALL VOTE Hanson YES Seidel YES**

9
10 **VIII. Select Board Other Business**

11 Harry Seidel read a resignation letter from Martha Mical and Marianne Howlett from the work of flowers
12 around the statue. The Select Board thanked Martha and Marianne for their dedication and hard work
13 tending to the flowers. Harry Seidel stated that the Beautification Group will take over.

14
15 Harry Seidel explained that there is a request for a road closure on Halloween from Jody Sloane, for Roslyn
16 Ave, Geneva and Kirkland. Police Chief Bill Chandler via Zoom advised the Select Board that Jody Sloane
17 will post a notice in the Library newsletter. Bill Chandler explained that the roads will be posted with a no-
18 through traffic sign to keep traffic at a minimum between 4:30-8:30 PM. James Gaffney suggested posting
19 the information on the Town's website.

20
21 Harry Seidel stated that the welfare service contract from Carol Conforti-Adams was going to be revised to
22 reflect the non-profit that she is associated with, Sunset Hill Educational Institute, but their board decided
23 they did not want to be associated with the Town of Warner because of the bad reputation and bad press
24 lately. Carol Conforti-Adams agreed to contract in her name. Harry Seidel stated that Carol Conforti-Adams
25 has provided a few suggestions to implement regarding Warner's welfare services relating to the welfare
26 budget and the implementation of RSA 165:1.

27
28 **Alfred Hanson made a motion seconded by Harry Seidel to revisit this discussion when Mike Smith is**
29 **present. Roll Call Vote Hanson YES Seidel YES**

30
31 Harry Seidel explained that the Encore Poverty Plains Solar Contract start date needs to be determined.
32 Alfred Hanson stated that the miscommunication stems from the process that the Select Board missed. He
33 stated once Encore receives an explanation from the Town that issue will be resolved.

34
35 Harry Seidel recapped the Right to Know (RTK) requests submitted.
36 The audit withdrawal RTK is complete, the purchasing records RTK from 2020 to present is cumbersome
37 and a determination needs to be made on how to address the request. Harry Seidel explained that the town
38 acknowledged receipt of the purchasing RTK request. He explained that another RTK request came in
39 pertaining to building permits which could be compiled. Harry Seidel stated that another RTK request has
40 been received relating to a quit claim deed for lots on Waldron Hill Road that needs a response by September
41 22, 2025. Harry Seidel stated that a RTK request has been submitted requesting information on legal services
42 from January 1 – August 15, 2025 and a response is due by September 30, 2025. Another RTK request has
43 been received looking for all emails or correspondences between Harry Seidel, Alfred Hanson and Clyde
44 Carson from 2024 to the present. Harry Seidel stated an extension will be requested. James Gaffney asked
45 for the extension justification. Judy Newman-Rogers explained that the volume and the scope of the work is
46 the reason. James Gaffney stated that no content has been received as a show of good faith. Harry Seidel
47 stated they will work on it.

48

1 Harry Seidel explained that Alfred Hanson has suggested cancelling next week's meeting since Harry Seidel
2 will be out of Town. James Gaffney asked if the Avitar issue will be kicked down the road. He feels that
3 Mike Smith and Alfred Hanson could have a meeting in Harry's absence. Harry Seidel agreed with James
4 Gaffney. Alfred Hanson stated that he will talk to Mike Smith.

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

7 None

8 **X. Adjournment**

9 **Harry Seidel made a motion seconded by Alfred Hanson to adjourn the meeting. Roll Call Vote**
10 **Hanson YES Seidel YES**

11

12 The meeting adjourned at 9:28 PM

13 The public meeting minutes respectfully submitted on 9/14/25 by Tracy Doherty