



TOWN OF WARNER

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

Select Board: Alfred Hanson, Chairman
Rick Bixby, Vice Chair
Michael J. Smith
selectboard@warnernh.gov

Select Board Public Meeting Minutes May 26, 2026 6:00 PM

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

Chairman Alfred Hanson called the public meeting to order at 6:00 PM.

		In Person	Zoom	Absent
Alfred	Hanson Chair	X		
Richard	Bixby V Chair	X		
Michael	Smith			X

The Pledge of Allegiance was recited.

Public present:

<u>In Person:</u>		Peter	Ladd
Rachel	Parsons	Christine	Frost
Nancy	Martin	Beth	Lukitis
Bob	Holmes	Sam	Bower
Barb	Marty	Abigail	Strauss
Martha	Mical	Molly	Sanders
Russell	Smith	Chris	Stotler
Mary	Allen	Herm	Blanchette
Kristine	Blanchette	Judith	Newman-Rogers
Charlie	Albano	Clyde	Carson

<u>Zoom:</u>	
Osa Fitch	Kristin Bertrand
Steve Bridgewater	Dawn Quirk
Harv	Linda Dymont
Michael Tabory	Rebecca Couser
Beth Howard	K Cogswell
lizaliness@aol.com	Sara McNeil

II. Select Board Business:

a. Update on the Highway Garage

Herm Blanchette provided a status update on the Highway Garage fire repairs. He explained that the insulation situation is still up in the air. He stated that he will contact Primex for their decision. He noted that a price came in for pressure washing and deep cleaning the floors for a total of \$47,041.05. Herm Blanchette stated that Primex should cover the cost. He reiterated that he will contact Primex. Herm Blanchette explained that vehicle repairs are on-going.

b. Department Heads:

i. Primex Update Clyde Carson

Clyde Carson concurred with Herm Blanchette that they are waiting on Primex's decision.

c. Cell Tower Update

Alfred Hanson stated that the first design plan and price should be available early June.

1 **d. Update on Open Town Positions; Processes, Review**

2 **i. Land Use Candidate 2nd interview**

3 Alfred Hanson explained that they are moving forward with a second interview. He acknowledged that there
4 were two candidates but one has withdrawn. He stated that the position is still open for interested candidates.

5
6 **ii. Welfare**

7 Alfred Hanson stated that the Welfare position is still open.

8
9 **iii. Budget Committee Clerk – PT seasonal**

10 Alfred Hanson explained that this is being taken care of by the Budget Committee Chairman.

11
12 **e. Payroll RFP – Distributed at 5/12/26 Select Board Meeting**

13
14 **Alfred Hanson made a motion seconded by Rick Bixby to send out the RFP for payroll companies to**
15 **submit quotes to the Town of Warner. Roll Call Vote Bixby YES Hanson YES Smith ABSENT**
16

17
18 Discussion on the Motion: Rick Bixby suggested posting the RFP on the Town’s website.

19
20 **f. Robert Holmes - Property Survey & Conservation Easement**

21 Robert Holmes and Mary Allen of 352 Kearsarge Mountain Road explained that he has determined that
22 parcel four of their property has a discrepancy in acreage between the forestry map and the town’s tax maps.
23 Bob Holmes stated that the tax map has more acreage than the forestry map. He reviewed the plan of the
24 original subdivision for the property and noted the inaccuracy. Bob Holmes explained that the subdivision
25 plan (which happened in the 1980’s) completely ignored the previous 1959 conveyance. He stated that he has
26 had his property surveyed and the survey map has been recorded with the Merrimack County registry of
27 deeds. He gave the survey map to the Assessing Department to correct the town’s records and tax maps. Bob
28 Holmes explained that he reached out to Hannah and Benjamin McBride (abutters to the south) who do not
29 see anything wrong with the survey but they won’t agree that the survey is correct.

30
31 Bob Holmes explained that the town has an involvement in this because in 1999 the Indian Museum, on
32 Kearsarge Mountain Road, gave the Town of Warner a conservation easement on property the McBride’s
33 now own. He explained that the McBride’s belief is that they purchased 88 acres, 6 acres for their home site
34 leaving 82 acres for conservation. He reiterated that they never actually owned 88 acres because of the need
35 to consider the subdivision plan and parcel four conveyance in 1959. He explained that his attorney has
36 prepared two documents for Town of Warner to sign clarifying that parcel four is owned by Robert Holmes
37 and Mary Allen and another document for the McBride’s. Bob Holmes stated that the title company for the
38 McBride’s are hiring a local attorney to assist the McBride’s. Bob Holmes stated that he would like the
39 Select Board to authorize the town’s legal counsel to review the legal documents. He stressed that until this
40 is resolved he would not be able to sell his property.

41
42 Alfred Hanson asked if the Conservation Commission surveyed the land when it received the conservation
43 easement on the McBride land. Nancy Martin chair of the Conservation Commission explained that a survey
44 was done on the original 1980’s sub-division but it was done by an engineer not a licensed surveyor.

45
46 Mary Allen explained that the McBride deed does not contain a valid property description of their land. She
47 stated that she and Bob Holmes are seeking quiet title for their property. Alfred Hanson asked if they have
48 been in contact with the McBride’s. Bob Holmes explained that initially their attorney wrote to the
49 McBride’s inviting them to his office to review the survey, subdivision and the plat. He informed the Select

1 Board that the McBride's have refused communications with their attorney. Bob Holmes explained that there
2 is a possibility that they will go to court with the McBride's and he is hoping to have the issue regarding the
3 Town's involvement resolved prior to that.

4
5 Nancy Martin stated that the easement to the Town was granted in approximately 1999. Alfred Hanson asked
6 for clarification on the number of acres that is in dispute. Bob Holmes explained that by his calculations it is
7 approximately 9 acres but the McBride's position is closer to 10-11 acres. Alfred Hanson asked if the
8 McBride's are aware of the new survey. Bob Holmes reiterated his attorney's attempts to communicate with
9 the McBride's but with no success. Alfred Hanson requested copies of the Conservation Commission
10 minutes relating to discussions with the McBride's.

11
12 Alfred Hanson stated that he is trying to determine how the Town has involvement in this dispute. Bob
13 Holmes explained that the Town holds an easement on the property. Mary Allen reiterated that they are
14 seeking the Town's acknowledgement that when the conservation easement was accepted it was thought that
15 it was part of parcel four and that small segment of the easement is not subjected to conservation since it is
16 part of the Holmes' property. Alfred Hanson stated that he cannot make that determination right now but
17 assured Holmes he would look into this.

18
19 Alfred Hanson would like a clear outline of the liabilities to the Town. Bob Holmes will ask his attorney to
20 do that. Mary Allen explained that they have spent a significant amount of money on this. Alfred Hanson
21 asked if the McBride's have reviewed the survey. Bob Holmes stated that he does not have knowledge that
22 the McBride's have seen the new survey. Nancy Martin explained that at a conservation commission
23 meeting Mrs. McBride saw the new survey. She noted that at the time the conservation easement was granted
24 to the Town they thought the survey at that time was a legal survey but it was not. Bob Holmes and Mary
25 Allen reiterated that they would like the Town to acknowledgement that when the conservation easement was
26 accepted it was thought that it was part of parcel four and that small segment of the easement is now known
27 to not be subjected to conservation. Bob Holmes agreed to provide the Select Board with a clear outline of
28 the liabilities to the Town.

29
30 **g. Sam Bower – Article 4 Town Meeting Letter**

31 Sam Bower addressed the Select Board asking them to contact the Department of Natural Cultural Resources
32 (DNCR) regarding the proposed bike trail. Sam Bower stated that the DNCR was supposed to update the
33 Select Board after the trail site walk was held on April 16th. He explained that several attempts have been
34 made to receive an update. He advised the Select Board that the New England Mountain Bike Association
35 (NEMBA) representative has indicated that the application is going to be denied and that NEMBA plans to
36 submit a new application. Sam Bower advised the Select Board that in his communications with Eric Nelson
37 at DNCR he was told that the application has been approved to move to public comment. Sam Bower stated
38 that the conflicting explanations warrants a clear update. Sam Bower advised the Select Board that there is a
39 group of people who have started a petition asking the state to officially deny the proposed project which has
40 received approximately 200 signatures. He submitted letters of concerns from Warner residents regarding
41 the project. Sam Bower asked the Select Board to reach out to the DNCR Commissioner requesting an
42 update as was promised in a March 10, 2026 letter. Nancy Martin recapped her communications with the
43 DNCR. Sam Bower read a draft letter that he wrote for the Select Board to send to the DNCR. Alfred
44 Hanson agreed that clarification is needed. Molly Sanders offered to be the point of contact. Sam Bower
45 expressed his concern regarding the clearing and logging of state land near where the trail is proposed.

46
47
48

1 **h. Michael Tabory Merrimack/Belknap County Community Action Program (CAPBM) Warner**
2 **Office**

3 Michael Tabory via Zoom thanked the Town of Warner for their support. He explained that there are no
4 changes in services but they are changing their office location as of June 30, 2026. He explained that the
5 CAPBM manages the Kearsarge elderly housing on North Road and due to budget constraints they will
6 utilize a space in that facility to meet the needs of those who live in Belknap and Merrimack counties. He
7 stated that there will not be an interruption in services. Alfred Hanson explained that currently CAP leases
8 town space at the Warner Community Center in the amount of \$7,400 annually. Martha Mical explained that
9 in the past the rent received from CAP offset the funds that Warner paid to CAP as a member Town receiving
10 services. Beth Hayward via Zoom explained that towns are asked to pay their share and Warner pays
11 \$17,500.

12
13 **i. Howe Lane – Resident volunteer to mow ‘Weaver Road’**

14 Alfred Hanson explained that the resident has been mowing the piece of land for years but he urged the
15 Select Board to review the information regarding liability to the Town before voting on this.

16
17 **j. Osa Fitch – Roby Road Property owner, land location correction**

18 Osa Fitch on zoom, said he had provided two deeds, the Fitch deed from 1993 with a highlighted section on
19 page two and another 5 page deed with a highlighted section on the fourth page. Osa Fitch explained that
20 both deeds contain the same property description.

21
22 He stated that the Town of Warner has associated his deed with tax parcel 16-021 for many years. He
23 explained that the property described by his deed was not located anywhere near parcel 16-021. He noted
24 that it is approximately a third of a mile away. Osa Fitch explained that the road description found in his
25 deed needs to match the 1930 roads not the 1993 roads. Osa Fitch reiterated that the deed language of the
26 1930 roads makes much more sense for the location of his parcel than that of the roads described in the 1993
27 deed. He suggested that this be rectified as a private matter. He stated that he is proposing quitclaim deeds to
28 Peter Ladd and Michael Rosander that grants them ownership of the part of his property that overlays each of
29 their properties. Alfred Hanson stated that the Town needs to follow the abatement process as well for Mr.
30 Fitch. He explained that the Town is still waiting to hear back from the tax mapping company. Peter Ladd
31 stated that he is in full support of this request. Alfred Hanson noted that the Town has corrections to make
32 through the abatement process once they hear back from the mapping company.

33
34 **III. Select Board Other Business**

35 None

36
37 **IV. Public Comment**

38 Molly Sanders noted that regarding the bike trail discussion they are looking for clarification regarding
39 whether or not the application has been withdrawn by NEMBA or denied by the state. She noted that the
40 proposal was recommended for public comment not approved at public comment.

41
42 **V. Consent Agenda May 26, 2026**

43 Motion by the Warner Select Board to approve the following or previously signed:

44 A request to the Trustees of the Trust Funds for \$5,729.33 from the Employee Health Expendable Trust Fund
45 to pay an invoice from Health Trust.

46
47 **Alfred Hanson made a motion seconded by to approve the May 26, 2026 Consent Agenda. Roll Call**
48 **Vote Hanson YES Bixby YES Smith ABSENT**

1 **VI. Manifest May 26, 2026**

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

3 Accounts Payable check numbers 12601 through 12645 dated 5/19/2026, in the amount of \$73,668.97.

4

5 Motion to authorize the Select Board to approve and order the Treasurer to sign the following manifests:

6 Accounts Payable check numbers 12646 through 12649 dated 5/26/2026, in the amount of \$55,485.98 for the

7 May 28th bi-weekly payroll deposits. Bi-weekly payroll check numbers 4244 through 4246, and direct

8 deposit check numbers E03268 through E03297 dated 5/28/2026 for a net payroll of \$42,020.96.

9

10 **Alfred Hanson made a motion seconded by Rick Bixby to approve the May 26, 2026 Manifest as read.**
11 **Roll Call Vote Hanson YES Bixby YES Smith ABSENT**

12

13 **VII. Minutes May 12, 2026 and May 6, 2026 Transfer Station site visit**

14

15 **May 6, 2026**

16 **Rick Bixby made a motion seconded by Alfred Hanson to approve the Select Board meeting minutes**
17 **for Transfer Station site visit on May 6, 2026. Roll Call Vote Bixby YES Hanson YES Smith ABSENT**

18

19 **May 8, 2026**

20 **Alfred Hanson made a motion seconded by Rick Bixby to approve the Select Board meeting minutes**
21 **for Primex meeting on May 8, 2026. Roll Call Vote Bixby YES Hanson YES Smith ABSENT**

22

23 **May 12, 2026**

24 **Alfred Hanson made a motion seconded by Rick Bixby to approve the Select Board meeting minutes**
25 **for May 12, 2026. Roll Call Vote Bixby YES Hanson YES Smith ABSENT**

26

27 **VIII. Non-Public Session if needed (RSA 91-A:3 II (a-m))**

28 None

29

30 **IX. Adjournment**

31 **Alfred Hanson made a motion seconded by Rick Bixby to adjourn the Select Board meeting. Roll Call**
32 **Vote Bixby YES Hanson YES Smith ABSENT**

33

34 The meeting adjourned at 7:38 PM

35 Respectfully submitted on 6/1/26 by Tracy Doherty

36 Edit Judith Newman-Rogers, Select Board Admin Asst.

37