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: Alfred Hanson, Chairman
Rick Bixby, Vice Chair
Michael J. Smith

Select Board Public Meeting Minutes
August 11, 2026 6:00 PM

I. Open meeting Roll Call/Attendance and Pledge of Allegiance

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

Select Board present:

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

The Pledge of Allegiance was recited.

Public Present:

In Person:	-	Zoom
Judy Newman-Rogers	Steve Hall	Marty
Martha Mical	Jon Nobel	Courser
Ed Mical	Amelia Garder	
Barb Marty	Gerry Courser	
Herm Blanchette	Nancy Martin	
Margaret Bastien	Neil Nevins	
Rebecca Courser	Mimi Wiggins	
Russ Smith		

II. Select Board Business:

a. Update on the Highway Garage

Herm Blanchette reported that the insulation has been ordered and the removal of the old insulation will begin this week. He expects the replacement insulation to begin by the end of the month. Herm Blanchette advised the Select Board that Sean Murphy will be going to the garage once a day to monitor the construction for the Town. Herm Blanchette stated that once the insulation and panels are installed the plumbing and electrical work will begin. He stated that construction is estimated to be done by the end of October. Herm Blanchette explained that the Transfer Station filtration system will be hooked up next week. Herm Blanchette stated that the equipment/truck repairs is moving slowly and there are still two more to send for repairs. Alfred Hanson asked about alternative equipment in case the repairs are not done by winter. Herm Blanchette explained that he has spoken to Primex about the need for winter equipment and the possibility of renting winter equipment

b. Department Heads

i. Street Sweeper, Herm Blanchette Director of Public Works

Herm Blanchette informed the Select Board that he began looking at prices and he discovered a deal through United Equipment for a street sweeper. He found a 4 year old model that is $7,000 less than what they were looking at previously. He explained that the machine was on the lot when United Equipment purchased the property. He explained that a street sweeper can range between $50,000 - $150,000. Herm Blanchette informed the Select Board that the 1993 street sweeper they have now needs the motor mounts and bell housing to be replaced. He stated that the parts are difficult to get. Herm Blanchette explained that the new machine can be used on the front of the loader. He stated that it has a broom, bucket, gutter broom and water system. Herm Blanchette advised that the new machine would make operations more efficient and less costly. Alfred Hanson clarified that the cost is $17,000. Herm Blanchette stated that he would sell the old machine. Herm Blanchette informed the Select Board that United Equipment has agreed to hold the machine for 30 days. Alfred Hanson noted that a public hearing would need to be scheduled to withdraw $17,000 from the Highway Equipment Capital Reserve Fund (CRF).

Herm Blanchette informed the Select Board that the Town has been approved for the hazardous mitigation grant for Schoodac Road. He explained that the federal share is $139,355.25 and Warner's share is $46,451.75 totaling $185,807 a 75/25 split. Ed Mical, Emergency Management Director, explained that he has been working on this for two years and part of $46,451.75 is an in-kind match. He stated that the highway department working on the project goes toward the $46,451.75. Herm Blanchette explained that the highway department could set the box and do all the labor. Ed Mical explained that a prior Select Board approved moving forward with the grant. He stated that with past grants if the money was included in the budget that would satisfy the grant requirements and there would not need to be any further action. Herm Blanchette informed the Select Board that he will be filing for an extension due to the bridge rebuild on Route 127. Judy Newman-Rogers confirmed that the grant was approved on April 23, 2026. She stated that after the final approval from the Governor and the Executive Council a public hearing can be scheduled. The Select Board agreed to schedule a public hearing for the sweeper at the next meeting.

ii. **Beautification Group, Irish Electric Quote for Lighting**

Alfred Hanson explained that this is the second phase. Kathy Carson spoke about the quote for $2,250 for lighting in the front arches at town hall. She explained that the arch on the right needs electricity installed. She stated that there will be three hanging lights that will be compatible with the lamp post lights. Kathy Carson informed the Select Board that the lights are motion activated. She stated that the light in the vestibule can be put on a timer. Kathy Carson explained that there are no ceiling lights inside the front entrance in the hallway. She stated that they are proposing a fourth hanging light in the hallway. She explained that the current metal piping will be replaced with conduit that matches the ceiling. Alfred Hanson requested a drawing to illustrate what it will look like. He asked if the $2,250 is in the Beautification budget. Kathy Carson explained that they still have $6,000 from the Encore Solar gift.

Kathy Carson presented another proposal for the Select Board to consider to remove non-functioning light fixtures on the side of town hall to clean up the façade. She stated the cost for that is $490. Alfred Hanson would like that to be indicated on the drawing. Kathy Carson indicated that they will submit a drawing and in the future they will come back to the Select Board for approval. Alfred Hanson asked how the drawing will be distributed. Kathy Carson suggested at town hall and the transfer station.

iii. **Land Use Escrow Account, Peg Bastien**

Peg Bastein requested the Select Board approve the establishment of an escrow account for the hiring of Aries Engineering to review and monitor the development of the proposed Dollar General store. She explained that Aries Engineering would review the site plan modification and provide construction oversight for the drainage. Peg Bastein advised the Select Board that she received a check in the amount of $2,000.

Mike Smith made a motion seconded by Rick Bixby to authorize the land use office to open up an escrow account for Comet LLC map 35 lot 4-1 in the amount of $2,000. Roll Call Bixby YES Smith YES Hanson YES

III. Select Board Other Business

Alfred Hanson announced he is moving item b up to discussed next with no objection from the Board..

b. Steve Hall Chandler Reservation, NH Fish & Game Department Permit to Bait Wildlife

Steve Hall representing the Chandler Reservation explained that they are a committee of four who have the responsibility to manage and oversee 1,500 acres. He explained that in the past they have denied requests for baiting wildlife or hunting stands. He acknowledged that it is public land but they do not want any negative consequences. Steve Hall stated that they were not consulted on the decision to approve a permit to bait wildlife.

Alfred Hanson asked if they have any written policies pertaining to what is allowed on the reservation. Steve Hall stated that they do not. Alfred Hanson explained that in July 2016 a permit was issued to allow dog hunting of bear, no baiting and it was signed by Jon France and Allie Mock. Alfred Hanson apologized and said he will look into what can be done. He explained that he could not find rules regarding prohibiting baiting of wildlife. He questions if the Town needs to draft policy for the future that the public can follow. Steve Hall explained that they are reluctant to set rules that restricts the public. He reiterated that it is public land but he has concerns that allowing hunting in this manner would cause issues. Gerald Courser, also a Chandler Reservation member, spoke about the safety concern that baiting bears could cause to anyone hiking near the bait site. Rick Bixby explained that the Select Board gave permission as property owner to bait bear but the actual permit would come from Fish & Game and it is unknown if the permit was approved. Steve Hall asked if the Select Board could rescind their permission. Alfred Hanson doubts that it could be rescinded without a policy in place. He stressed the need for a policy to avoid this in the future. Alfred Hanson explained that the applicant did provide bait site locations specially on a map (North Road and Cunningham Pond). Nancy Martin added that she spoke to Andy Timmons Director of Wildlife at Fish and Game who confirmed that the State has received the application for a baiting permit. She stated that she believes the State will approve the permit. Jerry Courser stressed that safety is the biggest concern. Alfred Hanson agreed and he would like the Chandler Reservation committee to send a letter to the applicant informing them that baiting is not permitted. Alfred Hanson stated that a policy needs to be established. Alfred Hanson explained that the Select Board changes every year and it would be extremely helpful if the Chandler Reservation committee could meet with the Board once a year to keep them informed.

a. Adoption of New FEMA Flood Insurance Study Report and Flood Insurance Rate Map Ed Mical Emergency Management Director

Ed Mical addressed the Select Board regarding the updated floodplain maps. He recapped the history of events relating to the updated maps. Ed Mical stated that the maps will be effective November 2026. He asked that the Select Board adopt the updated floodplain maps, he explained that the Select Board has the authority to change the floodplain development ordinance with the dates for the study and the maps without having to go to Town Meeting. Mike Smith explained this has been in the works for several years and should be adopted sooner rather than later. He asked for clarification on the effective date. Ed Mical stated the effective date is November 13, 2026. Alfred Hanson asked if the there is a list of requirements from FEMA that need to be done prior to the adoption. Ed Mical explained that the resolution of adoption is from the Select Board, the Planning Board is required to review the subdivision regulations and the site plan review regulations and make the modifications necessary to reflect the changes recommended by FEMA. Ed Mical explained that two years ago the Office of State Planning submitted information to the town to go through and update Warner's floodplain development ordinance. Ed Mical stated that was done and voted on March 12, 2025.

Alfred Hanson would like to review the list from FEMA. Ed Mical will forward the power-point presentation from the Office of State Planning that explains the process. Alfred Hanson stated that he would like a little more time to review the information and put it on the agenda for the next meeting. Ed Mical explained that the Town Clerk will need to certify the adoption. He advised the Select Board that once it is certified it is then sent to the State for review and then to FEMA for their review. Ed Mical stressed that all that has to be done before the deadline of November 13, 2026. He advised the Select Board that if the deadline is missed the Town could be suspended from the program and miss out on grant opportunities. Alfred Hanson stated that this will be scheduled on the next Select Board agenda.

c. **Select Board's Capital Improvement Program (CIP)**

Alfred Hanson explained that he sent the CIP to the Select Board and the Planning Board for review.

d. **Christine Frost, Budget Committee Resignation**.

Alfred Hanson announced that Christine Frost has resigned from the budget committee. He stated that the position has been posted for interested applicants.

Alfred Hanson made a motion seconded by Mike Smith to accept the resignation of Christine Frost from the Budget Committee. Roll Call Vote Smith YES Bixby YES Hanson YES

e. **Class VI Road waiver**

Alfred Hanson explained that the waiver has been reviewed by Town legal counsel. He would like the Select Board to consider adopting the waiver.

Rick Bixby made a motion seconded by Alfred Hanson to accept the Class VI highway liability waiver and acknowledgement of NH RSA 674:41-1c effective July 1, 2026. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

IV. Public Comment

Nancy Martin Chair of the Conservation Commission relayed a few concerns that the Conservation Commission has. She explained that residents have voiced concern and disappointment regarding baiting of bear. She stated that it is not a fair way to hunt. She informed the Select Board that there is talk about a petition warrant article to give the residents a voice. Nancy Martin stated that after speaking to Steve she understands that the Chandler Reservation has denied requests to bait wildlife. She explained that she called the state and spoke to Andy Timmons from Fish and Game. Nancy Martin advised the Select Board that Mr. Timmons encourages the Town to have a policy in place for the Select Board to enforce.

Nancy Martin advised the Select Board that the Conservation Commission would like to protect the land that surrounds the abutting Henley Insurance building and Town Hall. Nancy Martin explained that the land is an important parcel to the character of town.

Barb Marty asked if the Select Board has received feedback from the attorney on the rules and procedure for the Zoning Board. Alfred Hanson indicated that he has not received anything.

Neil Nevins echoed the comments of Nancy Martin regarding the protection of the parcel between Town Hall and the Henley property. He suggested the Town purchase the property. He stated that the Town has always relied on the generosity of the Henley's to allow the use of the land.
Rebecca Courser echoed the comments of Neil Nevins and Nancy Martin. She stated that most people are not aware of how close the Henley property line is to the town hall. She believes that most residents view the property as Warner's town center. Alfred Hanson stated that he would have to recuse himself from the

discussion because he is related to the property owners of the parcel in question. Mike Smith explained that he contacted the property owners in the past to discuss a land swap. Mike Smith stated that the owner was very interested at that time. Rebecca Courser stated that it would be a shame to miss this opportunity. Mike Smith explained that the owner wants a significant amount of money. Rebecca Courser stated that the starting price is $329,000. She encouraged the Select Board to consider this. Alfred Hanson suggested looking into an easement. Nancy Martin suggested purchasing the property, do a lot line adjustment to claim the greenspace and then put the remaining property back on the market.

Steve Hall stated that the suggestions regarding the Henley property are all well and good but it all comes down to money. He questioned where the money would come from. Nancy Martin stated that the Conservation Commission has significant money in their budget.

James Dela Calzada of 155 Route 103 Sutton NH spoke to the Select Board about an issue he had at the transfer station. He explained that he purchased his property in October (2025). He stated that the previous owner was permitted to use the Warner Transfer Station for the last 50 years because of the proximity to the Warner town line. He explained that he submitted the documented agreement and was given permission to use the facility. James stated that at a later date he was informed that that agreement was no longer allowed. Alfred Hanson explained that the Select Board has not had a chance to investigate. Alfred Hanson stated that the Select Board needs to speak with the transfer station foreman and they will notify James of their decision. Alfred Hanson explained that the situation needs to be addressed by the Board. James Dela Calzada would like to be permitted until the decision is made.

V. Consent Agenda:

Alfred Hanson explained that this has been held over from previous meetings for additional information. He stated that the information has been received and accepted.

Alfred Hanson made motion seconded by Rick Bixby a request to the trustee of the trust funds for $65,500 from the Bridge Repair Capital Reserve Fund. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

Ed Mical called a point of order, he asked what the clarification was that Select Board requested. Alfred Hanson explained that the original consent agenda did not clearly identify what the $65,000 was for. He stated that it was for the culvert replacement on North Village Road and the retainage to the Weaver Bros.

VI. Manifest:

A motion for the Select Board to approve the following previously signed manifest;
-Accounts payable check numbers 12851 through 12852 dated August 4, 2026 in the amount of $485.00.
-Accounts payable check numbers 12853 through 12855 dated August 4, 2026 in the amount of $58,929.77 for the August 6, 2026 bi-weekly payroll.
-Bi-weekly payroll check numbers 4292 through 4295 and direct deposit check numbers EO3434 through EO3467 dated August 6, 2026 for a net payroll of $45,303.08

Alfred Hanson made a motion seconded by Rick Bixby to approve the Manifest motion as read. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

VII. Minutes: July 21, 2026 and July 28, 2026

July 21, 2026

Alfred Hanson made a motion seconded by Rick Bixby to approve the July 21, 2026 Select Board meeting minutes as presented. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

July 28, 2026

Alfred Hanson made a motion seconded by Rick Bixby to approve the July 28, 2026 Select Board meeting minutes as presented. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

VIII. Non-Public Session if needed

None

IX. Adjournment

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

The meeting adjourned at 7:48 PM
Respectfully submitted on 8/17/26 by Tracy Doherty
Edits, Judith Newman-Rogers, Select Board Admin Asst