



TOWN OF WARNER

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

Select Board Meeting DRAFT Minutes March 18, 2025 4:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. Open the Meeting and Roll Call

Mike Smith called the meeting to order at 4:09 PM.

Present: Mike Smith, Harry Seidel, Alfred Hanson and Kathy Frenette.

II. Pledge of Allegiance

Mike Smith explained that the previous Select Board discussed the Pledge of Allegiance and at that time two of the three were in favor of saying the Pledge of Allegiance, Harry Seidel was not. He wanted to give the new Select Board member the opportunity to weigh in. Harry Seidel stated that he has a different recollection, he does not have a problem with it he just. Alfred Hanson asked if it is required. Mike Smith stated that it is not required. Harry Seidel stated that he does not think Warner is the kind of town that would require people to confess or pledge to the flag or the nation. He stated that he does not have a problem with it if the Board wants to do it. The discussion was tabled to later in the meeting.

III. Public Comment

Martha Mical reminded the Select Board that they have copies of the flood plain paperwork. She stated the Select Board has 90 days to make comments on the changes. The appeal period ends June 4, 2025. Kathy Frenette suggested holding a public hearing to receive additional public input.

Mike Smith made a motion seconded by Harry Seidel to hold a public hearing for Emergency Management to review the Flood Plain maps on April 15th at 6:00 PM. Roll Call Vote Hansen YES Seidel YES Smith YES.

John Leavitt thanked the Select Board and the Town Administrator for publishing the election results so quickly. He commended the Select Board for holding public comment at the beginning of the meeting as well as at the end of the meeting. He stated that reciting the Pledge of Allegiance is not anti-democratic. He stated that the public has asked the Select Board to consider adding the Pledge of Allegiance at the beginning of their meetings. He is strongly in favor of starting the Select Board meetings with it. Harry Seidel clarified that he was not implying that the pledge of Allegiance was not democratic, he just wanted the Select Board to have the opportunity to weigh in on it.

IV. Town Clerk Business

Michele Courser explained that within 10 days of the Town Meeting paperwork was submitted to the Select Board and Treasurer. She spoke about the transfer of account surplus and transfer of annual meeting appropriations that must be transferred by December 15th.

Harry Seidel made a motion seconded by Mike Smith to approve the warrant articles presented at town meeting on March 12, 2025. Roll Call Vote Hanson YES Seidel YES Smith YES

1 Articles 23, 24 and 25

2 **Mike Smith made a motion seconded by Harry Seidel to move forward on Articles 23, 24 and 25 from**
3 **Town Meeting on March 12, 2025. Roll Call Vote Hanson YES Seidel YES Smith YES**

4
5 Mike Smith adjusted the order of business moving up Select Board Continued Business #2.

6 2. 79: E Application on Map 31 Lot 52 Community Revitalization Tax Relief Incentive
7 Harry Seidel stated that he has heard from a number of residents who are frustrated with the slow progress on
8 improving the property and the safety issues. Mike Smith noted that the Select Board must sign the
9 application, which had not been in the past. He agreed with Mr. Seidel regarding the safety concerns and
10 slow progress. Mike Smith recapped previous action relating to this property. Harry Seidel read a portion of
11 the RSA that states that the Select Board can grant tax assessment relief for a period of up to five years
12 beginning with the completion of substantial rehabilitation. Mike Smith explained that the RSA further
13 allows for an extension of two years from the original period and another 4 years if it is for affordable
14 housing. He asked if affordable housing is a consideration. Mr. Burrington explained that affordable housing
15 is not an option due to financing.
16

17 Mr. Burrington stated that during the last discussion the Select Board (Seidel, Minton and Brown) voted to
18 approve the extra 3 years. He stated that he made several attempts to get the Select Board's signatures. He
19 explained that he has not applied for 79: E Application, the agreement was a handshake. Mr. Burrington
20 stated that with this application he was required to pay \$75 application fee and come to the Select Board
21 meeting for the vote. He stated that the Select Board leveraged him to pay \$80,000 if he sells the property.
22 He recapped his restoration progress to date. He explained that beams have been replaced, the back of the
23 building is down. He had plans drawn up. He stated that he has a SBA Loan of \$72,500 that allowed him to
24 get the foundation in and rewiring. The clock tower has been taken down, jacked the building, and built a
25 retaining wall. He stated that 21,000 pounds of plaster has been removed. Mr. Burrington explained the next
26 process of design will take 6-8 months after which he can go for financing. The Select Board reviewed the
27 plans that Mr. Burrington had available. Mike Smith asked if there is any intention of work force housing.
28 Mr. Burrington explained that he is not interested in work force housing.
29

30 Harry Seidel stated that he is pleased to learn of the progress made. He stressed that the Select Board has to
31 make a determination if the relief they are giving is a benefit to the town. He feels that it is important for the
32 Select Board to inform and give directions. Alfred Hanson asked if there is any way he could address the
33 safety issues sooner rather than later. Mr. Burrington stated he could board up the windows and openings on
34 the building. Mike Smith requested quarterly progress updates.
35

36 Mike Smith stated that he is in favor of granting the Community Revitalization Tax Relief Incentive until
37 January 6, 2026 at which point the applicant will reapply with verbiage about affordable housing for an
38 additional 2 years. Mr. Burrington reiterated that he is not interested in the affordable housing aspect. He
39 stated that the original approval was for three years leaving him with two years on the original approval.
40 Alfred Hanson indicated that he would need to be abstaining from the vote. Mr. Burrington asked what the
41 tax implication would be on the current condition of the building if the RSA79 is removed. He expressed his
42 disappointment that the original agreement of 3 years is not being honored. Mike Smith explained that the
43 Select Board supports the project, but they have to be cautious about what can be granted and how it can be
44 granted. Harry Seidel suggested tabling the decision to allow the Select Board to review what had
45 previously been granted. Mike Smith tabled the decision until the April 15, 2025 Select Board meeting.
46

47 **V. Select Board New Business**

48 1. Select Board's Appointed Committee and Board Members

1 Nancy Martin Chair of the Conservation Commission informed the Select Board that 3 members of the WCC
2 would like to be reappointed. The Select Board agreed to reappoint Doug Allen, Alice Chamberlain and Suzi
3 von Oettingen.
4

5 Alfred Hanson stated he would like to be appointed to the Budget Committee, Parks and Rec and Roads
6 Committee. Harry Seidel stated that he would like to remain on the EDAC, Energy Committee, and the
7 Planning Board.
8

9 There was a brief discussion on filling the vacancy on the Budget Committee. They discussed who appoints
10 the volunteer to the Budget Committee. Harry Seidel stated that James Sherman who is a CPA has expressed
11 interest. Martha Mical stated that she feels it is more important to have regular everyday citizens on the
12 Budget Committee and less important to have CPA's. Harry Seidel stated that it is good to have professional
13 expertise. James Sherman stated that he is a regular "Joe" who is active in the community. He stated that he
14 would like to serve on the EDAC and as deputy tax collector he hears a lot of input from the community. He
15 stressed that he brings a lot to the table that has nothing to do with being a CPA.
16

17 The Select Board agreed to appoint Alfred Hanson to the Budget Committee, Roads Committee and Parks
18 and Rec Committee.
19

20 Mike Smith stated that he would remain on the Agricultural Commission, Highway Safety Committee and he
21 would like to be appointed to the Planning Board. The Select Board agreed to flip a coin to determine who
22 would sit on the Planning Board. Harry Seidel won the coin toss and will remain on the Planning Board.
23 Mike Smith will sit on the Municipal Records Committee.
24

25 Alternates to the:

26 Agricultural Commission is Alfred Hanson, Budget Committee is Harry Seidel, EDAC is Mike Smith,
27 Energy Committee is Mike Smith, Planning Board is Mike Smith, Highway Safety Committee is Alfred
28 Hanson, Parks and Rec is Harry Seidel, Municipal Records Committee is Alfred Hanson, and Roads
29 Committee is Harry Seidel.
30

31 Committee Reappointments:

32 Agricultural Committee: Catherine Aranosian and Sam Bower

33 Concord Regional Solid Waste: Barak Greene

34 Conservation Commission: Doug Allen, Alice Chamberlain and Suzi von Oettingen. Alternate: Scott Warren

35 EDAC: tabled until term dates is determined

36 Energy Committee: one vacancy

37 Health Officer: term dates need to be determined

38 Highway Safety: term dates need to be researched

39 Overseer of Public Welfare: Elizabeth Labbe was reappointed to back up Peter Flynn

40 Parks and Recreation: Apryl Blood

41 Alfred Hanson expressed concern reappointing people without knowing if they do not wish to be. Martha
42 Mical explained in the past volunteers were contacted to see if they wanted to be reappointed. Kathy Frenette
43 explained that being short staff that has not been done. She asked if Martha Mical would do that for the
44 Select Board, Martha Mical agreed.

45 The Select Board agreed to table further discussion until volunteer interest is confirmed.

46 **Alfred Hanson made a motion seconded by Harry Seidel to table the discussion until the April 1, 2025**
47 **Select Board meeting. Roll Call Vote Hanson YES Seidel YES Smith YES**
48

49 2. Communication with the Chairs of Boards and Committees about Appointees

50 Tabled

1 3. Volunteer Forms

2 Volunteer forms have been received from James Sherman, Lucinda McQueen, Robert Holmes, Dana
3 Myskowski and Ian Rogers. Harry Seidel stated that he has been advised that Laura Hallahan would like to
4 serve on the HOP Committee and Christine Frost would like to serve on EDAC.

5 EDAC Committee

6 **Harry Seidel made a motion seconded by to Mike Smith to appoint James Sherman to the EDAC.**
7 **Roll Call Vote Hanson YES, Seidel YES, Smith YES**

8
9 Housing Committee

10 **Harry Seidel made a motion Ian Rogers seconded by Alfred Hanson to appoint Ian Rogers to the**
11 **Housing Committee. Roll Call Vote Hanson YES, Seidel YES, Smith YES**

12
13 Budget Committee

14 James Sherman has submitted a volunteer form to serve on the Budget Committee. Mike Smith stated that he
15 does not believe the Select Board cannot appoint Budget Committee members but just in case it is
16 determined that the Select Board can he asked if the Select Board supported James Sherman's appointment.
17 Alfred Hanson and Harry Seidel both support the appointment.

18 **Harry Seidel made a motion seconded by Alfred Hanson that the Select Board suggest James Sherman**
19 **be appointed to the Budget Committee. Roll Call Vote Hanson YES, Seidel YES, Smith YES**

20
21 Housing Committee

22 Robert Holmes has submitted a volunteer form to serve on the Housing Committee. Alfred Hanson asked for
23 clarification on required membership of the Housing Committee. Harry Seidel explained that it is a
24 committee created by the Select Board and typically the committee would consist of 6-12 members. He
25 stated that Ian and Robert are the first two submissions. John Leavitt asked for further clarification on the
26 committee make up. Mike Smith stated that the Select Board created the Housing Committee, and the
27 membership was 8 not to exceed 10. He stated that minimum was not established. He stated that the
28 applicants will be asked to come back to discuss their interest. Harry Seidel reiterated that he is aware of the
29 following people who have expressed interest in serving: Barak Greene, Ian Rogers, Robert Holmes, Brett
30 Ingalls and Laura Hallahan. He stated that he is interested in serving on the Housing Committee.

31 Alfred Hanson expressed concern that there could be a conflict of interest with Planning Board members
32 making up the newly created Housing Committee. Harry Seidel explained that many of the members who
33 served on the first HOP grant were Planning Board members and would like to continue moving forward
34 with the HOP grant II.

35 **Harry Seidel made a motion seconded Alfred Hanson to appoint Robert Holmes to the Housing**
36 **Committee. Roll Call Vote Hanson YES, Seidel YES, Smith YES**

37
38 Dana Myskowski submitted a volunteer form to serve on the Housing Committee.

39 **Harry Seidel made a motion seconded Alfred Hanson to appoint Dana Myskowski to the Housing**
40 **Committee. Roll Call Vote Hanson YES, Seidel YES, Smith YES**

41
42 Zoning Board

43 Lucinda McQueen has submitted a volunteer form to be reappointed to the Zoning Board, to be addressed
44 with all other reappointments.

45
46 4. Employee Evaluation Forms

47 The Select Board reviewed new employee evaluation forms. Harry Seidel stated that he feels the form is
48 excellent. He stated that in speaking with Police Chief Chandler he expressed concern regarding the
49 challenge of rating police officers for their work in the field. Kathy Frenette explained the difference
50 between the two different evaluation forms. Mike Smith suggested adding a question that relates to the

1 employees future goals or aspirations and adding language indicating the form is confidential. The Select
2 Board agreed that Kathy Frenette should present the new form to the department heads for their input after
3 which the Select Board will vote to adopt the forms. The Select Board commended Kathy Frenette and
4 Michele Courser for their hard work.

5 6 5. Hiring New Town Counsel

7 Mike Smith stated that he has been approached by people asking for a change in legal counsel. He stated that
8 in the past he did not see it as a beneficial step for the Town. He presented information on another law firm
9 that specializes in land transfers. He asked the Select Board to weigh in on adding a law firm that has
10 expertise in selling Town owned properties. Harry Seidel spoke about his positive experience with the
11 current firm, Upton and Hatfield. He expressed his concern about the cost of adding another law firm. Mike
12 Smith reiterated that he does not have any intention of leaving Upton & Hatfield. This would be an
13 additional legal resource for the town. Alfred Hanson would like more time to research the issue before
14 taking a position. He would appreciate a clear picture of what each firm would be utilized for.
15 Harry Seidel stated that he is supportive as long as the new firm handles only real estate transactions unless
16 otherwise voted by the Select Board. The Select Board agreed to hold off on making a decision until the
17 April 1, 2025, meeting.

18 19 VI. Select Board Continued Business

20 1. Encore Good Neighbor Donation

21 The Select Board discussed how to best use the Encore Good Neighbor \$20,000 donation. Mike Smith
22 recapped a few suggested uses; food pantry, beautification committee, fire department and the fall foliage
23 festivities. The Select Board agreed to revisit the topic at the April 29, 2025, Select Board meeting.

24 25 VII. Town Administrator Report

- 26 - Senate Bill 297 will be discussed at the April 2, 2025 insurance benefit meeting. Kathy stated that this is
27 geared towards RSA 5-e Risk Pool such as HealthTrust and School Care. It will impact everyone.
- 28 - Kathy explained that staff has been taking on added responsibilities while the Select Board Administrative
29 Assistant is out. She commended them for their willingness to jump in and help where needed.
- 30 - Department Head meeting is scheduled for tomorrow.

31 Mike Smith asked the Select Board for their position on increasing the hours of the land use employee to
32 help in the absence of the Select Board Administrative Assistant. Harry Seidel commended Kathy and all
33 town staff who have stepped up.

34 **Harry Seidel made a motion seconded by Alfred Hanson to hire Chrissy Almanzar to work extra hours**
35 **to alleviate the workload while an employee is out. Furthermore, allow the Town Administrator to**
36 **determine the hours and times needed. Roll Call Vote Seidel YES Hanson YES Smith YES**
37

38 VIII. Select Board Meeting Minutes: March 4, 2025

39 Pg 3 line 9 insert "using the kiosk"
40 line 19 strike warner insert Warner
41 line 29-30 insert "is" after this
42 Pg 4 line 30 strike know insert assess

43 **Mike Smith made a motion seconded by Harry Seidel to accept the March 4, 2025 Select Board**
44 **meeting minutes as amended. Roll Call Vote Seidel YES Smith YES Hanson abstained.**
45

46 IX. Consent Agenda

47 None
48
49

1 **X. Manifest**

2 Harry Seidel read the manifest motion for March 18, 2025.

3 **Harry Seidel made a motion seconded by Mike Smith to approve the March 18, 2025 manifest motion**
4 **as read. Roll Call Vote Seidel YES Hanson YES Smith YES**

5
6 **XI. Public Comment**

7 Mr. Burrington advised the Select Board that a previous meeting was held in February 2024 the Select Board
8 discussed his property and the approval was granted on March 5, 2024. He appreciates the Select Board's
9 willingness to listen to him and he looks forward to finishing the renovations.

10
11 **XII. Select Board Other Business**

12 - Mike Smith advised the Select Board that Loren Martin from Avitar will be attending the April 1st meeting.
13 - Mike Smith spoke about two town owned parcels that he is investigating for sale. Harry Seidel asked if the
14 47-acre landlocked parcel (Map 12 Lot 33) has been considered for logging. Mike Smith will look into it. He
15 stated that he is also looking into another parcel on Bean Road Map 13 Lot 3-8. Alfred Hanson inquired if
16 the lot was taken for taxes, Mike Smith confirmed it was taken in 2017 and explained that the previous
17 owner has the ability to buy back their property for three years. He explained the process of selling the
18 parcels. The Select Board agreed to allow Mike Smith to continue his research.

19 **Mike Smith made a motion second by Harry Smith to allow Mike Smith to continue researching Map**
20 **12 Lot 33 and Map 13 Lot 3-8 for possible sale. Roll Call Vote Seidel YES Hanson YES Smith YES**

21
22 -Harry Seidel spoke about the HEB Engineers letter. The Planning Board believes that HEB Engineers need
23 to come to the Planning Board for a consultation; HEB does not believe that it is necessary because it is State
24 land not subject to local planning regulations. HEB indicated that they will come to the Select Board. He
25 stated that the Planning Board asks that HEB be urged to go back to the Planning Board.

26 -Harry Seidel stated that NH Saves Button Up information session is scheduled for April 24th to give
27 information on ways that residents can make their homes more efficient.

28 - There was a discussion regarding the success of Town Meeting.

29 -Mike Smith explained that Mr. Burrington is the assistant building inspector for the Town's building
30 department and he has only inspected one property. Mike Smith stated that Tom Baye has indicated that Mr.
31 Burrington does not answer calls for assistance. The Select Board agreed to ask Mr. Burrington to be more
32 receptive when he is needed.

33 -There was a discussion regarding the building permit and references to septic inspections. The Select Board
34 will review the language.

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

36 None

37 **XIV. Adjournment**

38 **Alfred Hanson made a motion seconded by Harry Seidel to adjourn the Select Board meeting.**

39 **Roll Call Vote Seidel YES Hanson YES Smith YES**

40
41 The meeting adjourned at 8:12 PM.

42
43 Respectfully submitted on 3/24/25 @ 8:15 PM by Tracy Doherty

44 Edited by Darcie Buskey, Assistant Clerk