



TOWN OF WARNER

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

Tuesday, June 10, 2025 4:00 PM
Lower Meeting Room Warner Town Hall 5 E Main St

I. Open the Meeting and Roll Call

Vice Chair Alfred Hanson called the meeting to order at 4:09 PM
Select Board present: Vice Chair Alfred Hanons and Selectman Mike Smith. Also present was Town Administrator Kathy Frenette. Chairman Harry Seidel was absent.

Members of the public: Faith Minton, Ian Rogers, David Carle, Nancy Martin, Martha Mical, Ed Mical, Christopher Statler and John Fortney Superintendent of the Kearsarge Regional School District.

II. Pledge of Allegiance

The Pledge of Allegiance was recited, led by Ed Mical.
Alfred Hanson asked those present to sign the sign in sheet. Kathy Frenette asked the audience to refrain from conservation during the meeting.

III. Public Comment

Martha Mical requested copies of the meeting agenda be made available during the meeting.
Ed Mical asked that the Select Board make sure the most recent attachments to the meeting agenda are available to the public.

IV. Select Board Business

A. Kearsarge Regional School District Superintendent

John Fortney Superintendent of the Kearsarge Regional School District addressed the Select Board. He announced that graduation is Saturday June 14, 2025, at 11:00 AM rain or shine. The last day of school is June 18, 2025. He stated that preliminary results from state testing are coming in with good results. He explained that once the final report is in they will have a conversation with the community. He stated that the School Board had commissioned a facility study in the spring of 2024. He stated that a deep dive was done into all school facilities to determine the needs. He outlined the options as outlined in the study.

Option 1: Base Fix

John Fortney stated that every building is in need of some repair. He stressed that the roof at the High School is one of the most pressing items at an estimate cost of \$6-10 million dollars. He stated the roof at the middle school is also in need of replacement. He stated that a ballpark estimate is \$40-\$60 million dollars to make all the repairs to all the buildings. He stressed that just fixes what is known it does not include things like air conditioning. He spoke about a recent law passed that if a school classroom temperature rises above 88 degrees the school district must have a plan to deal with that.

Option 2: Consolidation

John Fortney explained that this would consolidate the middle and high schools and consider consolidating the four elementary schools. He acknowledged the decline in enrollment. He spoke about the need to maximize the space they have. The repair cost for Warner's Simonds Elementary is estimated to be \$10-14 million dollars (for what is currently known). He stated the building is old and not ADA compliant. He

1 outlined the areas that need addressed, sprinkler problems, drainage and grading problems. John Fortney
2 explained that there is the possibility of consolidating down to three schools and another consideration is two
3 schools; North School in New London and a South school in Bradford with the consolidation of Sutton and
4 Simonds Elementary schools.

5
6 **Option 3: One Regional School**

7 One regional middle school, one regional high school and one NEW regional elementary. John Fortney
8 stated that the cost to build a regional elementary school is \$90 million. He stated that it would not include
9 the work to repair the middle school and high school.

10
11 John Fortney acknowledged the need to be fiscally responsible. He stated that it is not a matter of whether
12 we can fix some of the items that need to be fixed, he advised the Select Board that the School District will
13 have to do some major repairs. He informed the Select Board that the School Board is meeting next
14 Thursday to consider their options. He believes the School Board will be focusing on option 1 Base Fix and
15 option 2 Consolidation. John Fortney stated that the cost savings of consolidating will bring savings between
16 \$2-4 million dollars in salaries and benefits. He spoke about the articles of agreement that would require the
17 impacted towns to vote in favor of consolidation. He reiterated that the Town of Warner would need to vote
18 in favor of consolidating Simonds Elementary School with the Town of Sutton.

19
20 Alfred Hanson asked about impacts to transportation costs. John Fortney currently does not foresee a
21 significant impact on the cost of transportation. Christopher Statler questioned the amount of and the cost of
22 fuel for the schools in the district. John Fortney stated that he does not have those numbers with him. He
23 explained that the study did include energy usage. Christopher Statler spoke about the benefits of converting
24 to a biomass system. Elizabeth Labbe asked how many students are in the district. John Fortney stated 1,700
25 students.

26
27 Kathy Frenette explained that she is hoping to discuss the possibility of the SAU and the town's in the
28 district sharing resources and creating a larger pool for insurance benefits. She spoke about the effects of
29 Senate Bill 297 and the amended version. John Fortney explained that he is open to exploring the idea.
30 Alfred Hanson asked for an update on federal funding for the school district. John Fortney stated that he
31 anticipates a 15-20% reduction in Title II funding and Title I will be flat funded. John Fortney concluded by
32 telling the Select Board that as the School Board discusses the study findings it is important to be
33 transparent. He explained that consolidation of schools is not a school board vote it is a vote of the impacted
34 towns. John Fortney stated that 72% of his budget is retirement, salaries and benefits.

35
36 **B. Abatement Request Map 10 Lot 104 Sub 2-3**

37 Elizabeth Labbe informed the Select Board that the town's assessor Loren Martin had previously provided
38 her opinion. She stated that the discussion was tabled to allow the taxpayer to provide supporting
39 documentation. Elizabeth Labbe advised the Select Board that the supporting information provided was
40 reviewed by the Assessor and justified her previous recommendation to deny the abatement.

41
42 **Mike Smith made a motion seconded by Alfred Hanson to deny the abatement for Map 10 Lot 104 Sub**
43 **2-3 as recommended by the Assessor Loren Martin. Roll Call Vote Smith YES Hanson YES**

44
45 **C. Building Inspector Decision**

46 Alfred Hanson stated his position has not changed, that until the Town receives notice from the existing
47 building inspector that he is resigning the Town should table this until a resignation letter is received. Mike
48 Smith agreed.

49
50 **D. Review of Letters for 07-043-1 & 07-043-2**

1 Elizabeth Labbe recapped the reason for the letters. She stated that the town received a complaint about
2 conducting a business in a residential area. She stated that her letter outlines the appropriate steps to take for
3 a permit to allow a home business.
4

5 **Mike Smith made a motion seconded by Alfred Hanson to send a letter to the resident of Map 07 Lot**
6 **043-1 and 07-043-2 for compliance for conducting a home based business. Roll Call Vote Smith YES**
7 **Hanson YES**
8

9 E. Discussion Letter Regarding Foundation Failure on Poverty Plains Rd

10 Elizabeth Labbe advised the Select Board that Town received a complaint regarding a cement basement that
11 is compromised. She explained that the original complaint was sent via emailed. Alfred Hanson asked for
12 clarification on the duties of the building inspector relating to this situation. Elizabeth Labbe stated that
13 building inspector is required to visit the property to confirm the basement has been poured but it is not his
14 job to check the integrity. She stated that the building inspector checks the setbacks as well. Mike Smith
15 stated that the complaint received is seeking the town to help pay for a contractor. He is unsure why the
16 complainant feels the town has financial responsibility.
17

18 **Mike Smith made a motion seconded by Alfred Hanson to send a letter to the Black Family for the**
19 **property on Map 07 Lot 73 regarding the foundation failure on Poverty Plains Road. Roll Call Vote**
20 **Smith YES Hanson YES**
21

22 F. Update on Boyer Communication

23 Elizabeth Labbe stated that this person has come in for building permits but there is a complication because
24 there is a registered subdivision in play. She stated that there is also a foundation. Elizabeth Labbe stated that
25 there has not been a lot of communication. She provided the Select Board with all her communications and
26 any letters that she is aware of. Elizabeth Labbe stated that the last letter sent from the Select Board was
27 approximately May 9th (year not stated) and no response has been received. Elizabeth Labbe advised the Select
28 Board that the Assessor Loren Martin believes that it is the responsibility of the subdivision applicant to
29 withdraw his subdivision from the Planning Board's consideration. Alfred Hanson stated that there is no
30 action to be taken by the Select Board until they hear back from the applicant.
31

32 G. Tree Trimming at Town Hall (Chris Ashton, Ross Mingarelli as possibilities)

33 Alfred Hanson asked for the history of this item, as it was prior to his seat on the Board. Mike Smith stated
34 that it was brought to his attention because of the flag getting caught in the trees in addition to branches
35 hanging over the sidewalk and vehicles in the area. Kathy Frenette provided estimates and she expects one
36 more to be submitted tomorrow from Chippers. Mike Smith stated that an arborist will determine the
37 appropriate amount of trimming. Alfred Hanson questioned if the arborist could guide the Public Works
38 department in the trimming avoiding the need and additional cost of hiring a company. Mike Smith stated
39 that he does not know if the Public Works Department has the necessary equipment. He stated that the lowest
40 bid so far is from Mingarelli. The Select Board tabled the decision until the next meeting after receiving the
41 bid from Chippers.
42

43 **Mike Smith made a motion seconded by Alfred Hanson to table the discussion until the June 24, 2025**
44 **meeting. Roll Call Vote Smith YES Hanson YES**
45

46 H. Review of Transfer Station Preliminary Plan for the Area of Tree Cutting

47
48 **Mike Smith made a motion seconded by Alfred Hanson to table the Review of Transfer Station**
49 **Preliminary Plan for the Area of Tree Cutting until the June 24, 2025 meeting. Roll Call Vote Smith**
50 **YES Hanson YES**

1 I. Review of Map 30, Lot 34: Structure's Condition

2 Elizabeth Labbe informed the Select Board that she recently took pictures of the structure and she spoke to
3 DES. She provided a draft letter for the Select Board to review. Mike Smith explained that the structure
4 looks like it is close to falling in to the stream. He wanted to give the owners ample time to take action or
5 rebuild if they chose to. Elizabeth Labbe explained that the DES will look at the property and contact the
6 owner if necessary. She explained that the letter is asking the owner to remove the structure before it falls
7 into the stream. There was discussion about whether or not DES will allow a rebuild.

8 Alfred Hanson asked Nancy Martin Chair of the Conservation Commission to weigh in. Nancy Martin stated
9 that she supports asking the new owner to remove the structure as soon as possible. She expressed concern
10 about what is stored in the structure hoping to avoid it polluting the stream. Alfred Hanson asked if the town
11 would be liable if the stream was contaminated. Mike Smith believes the owner would be liable. Mike Smith
12 stated he supports sending a letter to the owner increasing the strength of language.
13

14 **Mike Smith made a motion seconded by Alfred Hanson to amend the verbiage of the proposed letter**
15 **and send the letter to the owner of Map 30 Lot 34 after the amendments have been approved. Roll Call**
16 **Vote Smith YES Hanson YES**
17

18 **V. Select Board Other Business**

19 Alfred Hanson questioned a status of the Burrington Builders letter that was to be written. He stated that it is
20 important that the Town request a copy of their insurance binder.
21

22 **Mike Smith made a motion seconded by Alfred Hanson to table this until the next Select Board**
23 **meeting on June 24, 2025. Roll Call Vote Smith YES Hanson YES**
24

25 **VI. Select Board Committee Update**

26 Alfred Hanson stated that the Roads Committee will be meeting on June 26, 2025. He stated the Budget
27 Committee is meeting Thursday June 12, 2025, at the Highway Department.
28

29 **VII. Town Administrator's Report**

- 30 • Kathy Frenette informed the Select Board that she has received a few resident complaints about people
31 not picking up after their dogs in Pine Grove Cemetery. The Police Chief recommended updating the
32 animal control dog leash and clean up requirements to include cemeteries. It is also recommended that
33 the ordinance be updated. The last update was done in 1988. Signage is also suggested. Kathy Frenette
34 will bring the proposed updated ordinance language to the next meeting.
- 35 • Kathy Frenette stated that she has received another complaint relating to the rat situation on Map 3 Lot
36 76. She stated that since the collapse of the structure the rats living there now seek shelter in the
37 neighboring properties. She stated that the complainant has safety and sanitation concerns. Mike Smith
38 questioned how the town would address this. Kathy Frenette stated that it is a health issue and the state
39 would have more capabilities to address the issue. She will continue to work with the state.
- 40 • Preliminary budgets are being compiled for 2026. She will continue to work with department heads.
- 41 • The Planning Board chair sent the CIP. Mike Smith suggested scheduling a CIP meeting for July 8,
42 2025. Kathy Frenette stated that the CIP is due July 11, 2025.
- 43 • The auditors will be working in the auditorium the week of July 7, 2025, and the week of July 14, 2025.
- 44 • Kathy Frenette thanked Mike Smith for all his assistance while serving as the Select Board chair. She
45 explained that he did the heavy lifting for the Select Board meetings while the Select Board
46 Administrative Assistant was out. She informed the Select Board that a checklist will be used going
47 forward for work items (before and after) and it will include timelines.
- 48 • The copier is not working properly. She stressed that the auditors will be using the copier heavily when
49 they are here. She explained that the machine has been serviced multiple times. Alfred Hanson asked if

1 the copier has been switched to a dedicated server. Kathy Frenette explained that she is waiting to hear
2 back from an electrician to schedule the electrical work needed. Martha Mical suggested purchasing a
3 small copier from Staples. Kathy Frenette stated that the copier vendor is scheduled to come to the next
4 meeting. She explained that his quote is significantly lower than other vendors. Alfred Hanson stated
5 that a designated server is required either way. He suggested contacting a local electrician.

- 6 • Kathy Frenette will provide the Select Board with copies of Senate Bill 297.

7
8 **VIII. Consent Agenda**

9 Alfred Hanson read the consent agenda.

10 Escrow Account Closure: Timber project 24-463-09-T

11 Land Use Change Tax: Map 07 Lot 073, Map 11 Lot 014-1 and Map 31 Lot 048

12 Intent to Excavate: 25-463-03-E and 25-463-04-E

13 Gravel Tax Levy: 24-463-03-E and 24-463-04-E

14 Timber Yield Tax: 24-463-09-T and 24-463-12 T corrected

15 Building Permits: 2025-033 Map 03 Lot 019-1 Renewal, 2025-034 Map 13 Lot 003-7, 2025-035 Map 08 Lot
16 023, 2025-036 Map 17 Lot 003-2, 2025-037 Map 25 Lot 012 demo and 2025-038 Map 10 Lot 077

17
18 **Mike Smith made a motion seconded by Alfred Hanson to accept the Consent Agenda for Jun 10, 2025.**

19 **ROLL CALL VOTE Smith YES Hanson YES**

20
21 **IX. Manifest**

22 **Mike Smith made a motion seconded by Alfred Hanson to approve June 10, 2025, Manifest Motions as**
23 **posted on the town’s website. ROLL CALL VOTE Smith YES Hanson YES**

24
25 **Mike Smith made a motion seconded by Alfred Hanson to table the May 27, 2025, Manifest Motion.**

26 **ROLL CALL VOTE Smith YES Hanson YES**

27
28 **X. Public Comment**

29 None

30
31 **XI. Select Board Minutes**

32 **Mike Smith made a motion seconded by Alfred Hanson to table the May 27, 2025 Select Board**
33 **meeting minutes until June 24, 2025. ROLL CALL VOTE Smith YES Hanson YES**

34
35 Kathy Frenette spoke about 4 public hearings that are needed to be held June 24, 2025;

- 36 1) to accept a payment in lieu of taxes (PILOT) from Encore Energy
- 37 2) a public hearing regarding land use is required for changing of the fees for advertising
- 38 3) the withdraw funds from the transfer station CRF for the compactor and other rental equipment and
- 39 4) the expending of funds from the Encore Energy donation/gift. The Select Board authorized Kathy Frenette
40 to advertise the 4 public hearings.

41
42 **XII. Non-Public Session (If needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,i,j,k,l,m))**

43 None

44
45 **XIII. Adjournment**

46 **Mike Smith made a motion seconded by Alfred Hanson to adjourn the Select Board meeting. ROLL**
47 **CALL VOTE Smith YES Hanson YES**

48
49 The meeting adjourned at 5:42 PM.

50
51 Respectfully submitted on 6/12/25 by Tracy Doherty

DRAFT