

**Town Of Canterbury**  
**Board of Selectmen – Public Hearing**

**Date: 2025 February 3**

**Location: Meeting House**

**Selectman:** Scott Doherty (Chair), Kent Ruesswick, Beth Blair

**Town Administrator:** Ken Folsom

**Others Present:** Edgar Rivera (Libertad Press NE), Rich Marcou, Tom Franco, Cheryl Franco, Tyson Miller, Teresa Wyman

**Call to Order**

The meeting was called to order at 5:00 pm.

**5:00 p.m. Public Hearing for 2025 Town Budget and Warrant articles.**

The Warrant Article for solar panels at the Municipal Complex must be the first at the Second Session because it is a bond, so all of the articles will be renumbered. This bond, over \$100K, requires a 3/5 majority and likely a ballot. The wording needs to change to reflect \$210K instead of \$180K, excluding battery storage. Tom will discuss battery storage tonight.

**Article 7 Budget Amendment:**

A draft of the 2025 Budget was distributed.

- **Life Insurance:** Increased to **\$2,260** (Page 1).
- **Disability/Life Insurance:** Adjusted to **\$1,011** (Page 3).
- **Police Disability Insurance:** Changed to **\$4,099** (Page 6).
- **Highway Disability/Life Insurance:** Changed to **\$3,980** (Page 8).
- **Disability Insurance:** Changed to **\$2,544** (Page 10).
- **Building Inspection Line:** New category titled "Reevaluation of Utilities" with an amount of **\$6,500** (Page 5). This is due to Eversource's improved transmission lines, and the DRA recommends hiring a certified utility expert. Currently, Eversource pays the town **\$130,000** in property taxes, and Mandy predicts that we will get the \$6,500 back through increased tax revenue
- **Police Chief Salary:** Should be **\$85,000** instead of **\$84,000** (Page 5).
- **Grand Total:** The total budget will be **\$3,485,250**, reflecting an increase of **\$161,798**, which is a **4.9%** budget increase. If the **\$6,500** for the reevaluation of utilities is removed, the budget increase would be **4.7%**.

## **Second Session Warrant Articles**

**Amendment to Article 16:** The household hazardous waste budget will be adjusted from \$10K to \$10,500. The total cost of the project is \$10,600, but grant money is available to cover the \$100 difference.

**Addition of Article 19:** A new article will be added to study the feasibility and suitability of Canterbury Transfer Station. This study will determine whether to renovate and expand the Transfer Station at its current site or to find a suitable new location. An amount of up to \$6,500 will be allocated for this purpose, to be withdrawn from the existing capital reserve account for the transfer station upgrade.

**Rich Marcou, Solid Waste Committee Chair**, reported that the committee has emailed Ken the scope and purpose of the project. Rich has contacted three firms, and the estimated cost is approximately \$5,000. Before proceeding, the next step is to contact the company to arrange a meeting with Ken and the Board of Selectmen (BOS) to finalize the contract and cost. Scott suggested that only the chair and BOS meet with the company representative. Rich inquired if the BOS would recommend the project. Ken clarified that the current wording of the article does not include associated costs, and the scope depends on the town and the engineering firm staying within the budget. The Warrant Article could pass, but the engineering firm must adhere to the budget. Ken recommended that the BOS support the warrant as it is worded as a feasibility study and is clearly defined. The contract for the feasibility study would include a scope of work and be limited to the \$6,500 budget in Article 19. The BOS agreed. Ken will post the notice for the second session, during which the BOS will vote on the matter and take public input on February 18 at the meeting house at 5 PM. All BOS members expressed their support.

Moving on to other business, Tyson inquired about our approach to managing the increase in fuel costs. Ken responded that between now and the Town Meeting, he will reach out to our suppliers. However, we can amend the budget at the Town Meeting if necessary. We have a locked-in price with Eastern for propane but not for gasoline. Last year, the expenses for heating oil and propane for town buildings amounted to \$30,000. We spent \$29,500 last year, and this year, the budget is set at \$30,000.

The Board of Selectmen (BOS) signed the accounts payable manifest for \$545,063.12. Kent moved to approve, and all members voted in favor. The Payroll Manifest for \$54,907.61 was also approved, with Kent moving and Beth seconding the motion, and all members voting in favor.

A training agreement was signed between the Highway Department and Jesse

Johansen. This agreement includes a provision for Jesse to reimburse the town for training costs if he leaves employment within a specified period. Upon successful completion of the training, Jesse will receive a bonus.

**Approval of Previous Meeting Minutes:** The minutes from the January 25, 2025, meeting were reviewed. Beth motioned to accept the minutes as drafted, and Kent seconded the motion. There was no further discussion.

### **Fee Schedule Update for the Planning Board**

The current abutters fee is \$10.00. Jan Stout, Land Use Administrator, has suggested increasing it to \$11.00 due to the cost of certified mail, which is \$9.64 for abutters' notices. This change will be effective from March 1. All members are in agreement.

A candidate for standby secretary, Cheryl Andrew, was interviewed. Both Kal and Ken feel she is a good candidate, and we would like to move forward. She will attend some meetings. All in agreement. A standby secretary will get the same hourly wages as current recording secretaries.

### **Town Property**

#### **Request for Lot Line Adjustment**

David Booth, who owns property behind the municipal building, has requested a lot line adjustment. He contacted the town some time ago, seeking access to his property, which he currently lacks. The town assessor conducted research and provided the information to Mr. Booth, who then had his lawyer conduct further research. They discovered a timeline of the property dating back to 1951. According to his attorney's opinion, a quitclaim deed drafted in 2003 relinquished all rights to the right of way (ROW) by a previous owner who did not have the authority to do so.

Mr. Booth now seeks access to his property (Map 246 Lot 6) via a small sliver of land he owns between the Municipal Complex (Map 107 Lot 3) and the Mordarski property (Map 107 Lot 4), which is not 50 feet wide. He requests the town to adjust the lot line to provide a 50-foot ROW. This adjustment would require a survey, as the property is in the Historic District, and would need to be presented to the Planning Board. Additionally, the stone wall would need to be moved or removed. Mr. Booth has offered to give the town land at the back of the municipal building in exchange for the lot line adjustment, which would maintain the town's acreage. However, this offers minimal advantage to the town.

Beth inquired about the ROW for the Snow Shakers, to which Ken responded that it would be a matter between Mr. Booth and the Snow Shakers, noting that the snowmobile trail has not been maintained for several years. The ROW mentioned in the cover letter from 1972 remains in effect and has never been legally discontinued by both property owners. Although the ROW is not mentioned in Mr. Booth's deeds, it is still valid as it was included in the plans.

The town has not yet met with the town council regarding this matter. It was deemed more cost-effective to meet without attorneys initially. There will be costs associated with the survey, notification of abutters, and other related expenses. Beth asked about the timeframe, and it was noted that Mr. Booth was amicable and not seeking the town to cover any of his legal costs at this time. Ken will forward the information to the town attorney and will report back to the Board of Selectmen (BOS) for further decisions.

### **CCPC Warrant Article Presentation by Tom Franco**

Tom Franco presented the CCPC warrant article for solar panels at the Municipal Complex, proposing an increase from \$180,000 to \$210,000. The Board of Selectmen (BOS) inquired about the basis for this increase, to which Tom responded that he had obtained quotes ranging from \$146,000 to \$210,000. Kent expressed concern about the short timeframe for this proposal. Scott emphasized the need for a clear explanation of how the project would be financially viable, to which Tom assured that he could provide such an explanation, noting that there would be no tax impact.

Ken raised a question about the net metering process, asking how the excess energy produced would be managed. Tom explained that all meters would be removed from the buildings and reinstalled, with any excess energy at the end of the month being credited to other accounts. The proposed change to exclude battery storage was discussed, with Tom noting that while batteries could help manage demand charges, the committee did not have sufficient time to research this option. However, it remains a consideration for the future.

Beth requested more than one bid for the project, emphasizing the importance of selecting the best vendor. Tom highlighted that the solar panels would generate \$12,000 to \$14,000 from day one, offsetting the payments. Ken questioned whether the operating budget for electricity should be adjusted accordingly. The BOS discussed the financial implications, with Scott expressing his inability to support a \$30,000 increase that would incur interest. The bond sale is scheduled for July, allowing for potential adjustments to the language to reflect the actual quotes.

Beth suggested that the warrant article specify "up to \$210,000" and requested a closer review of the spreadsheet. She also recommended preparing a clear and understandable chart for the town meeting to explain the financial benefits to residents. Tom agreed to send preliminary charts to the BOS for feedback and to prepare for the second public hearing on February 18th. The BOS recommended that Tom attend the meeting with flyers and information to clearly explain the financial benefits to the residents. Tom reminded the BOS of the adder, which accumulates \$1,000 a month, to help offset the initial costs.

### Town Officer Ballot

#### **Selectman (3 years) (1 Position)**

Calvin Todd

**Town Clerk-Tax Collector (3 years) (1 Position)**

Samuel Papps

**Treasurer (3 years) (1 Position)**

Albert Edelstein

**Moderator (2 years) (1 Position)**

Jim Miller

**Planning Board (3 years) (2 Positions)**

Joshua Gordon

Brendan O'Donnell

**Cemetery trustee (3 years) (1 Position)**

Samuel Papps

**Library Trustee (2 years) (2 Positions)**

Linda Riendeau

Ron Routhier

**Library Trustee (3 years) (2 Positions)**

Ray Craigie

G. Frederick "Rick" Zeller

**Trustee of the Trust Funds (3 years) (1 Position)**

Tiffany Brown

At 6:23 p.m., the Board of Selectmen entered into a nonpublic session as per RSA 91-A:3 II (c) to discuss a police matter involving a resident. The motion was made by Scott and seconded by Kent, with all members voting in favor.

Scott made a motion to adjourn the executive session at 6:38 p.m., which was seconded by Kent. All in favor by roll call, motion carried.

Scott made a motion to seal the minutes. Kent seconded. All in favor by roll call, motion carried.

Kal is currently working on an outline for committees and boards for minute guidelines to establish a standard procedure for everyone.

Adjournment:

Scott made a motion to adjourn the meeting at 6:45 p.m., which was seconded by Beth.

Next meeting: February 18, 2025, 5:00 p.m. at the Meeting House

Minutes submitted by Michelle Hammond, Planning Board Secretary