

Town of Canterbury, NH  
Board of Selectmen  
Date: 2025 March 17  
Location: Meeting House

Selectmen: Scott Doherty (Chair), Beth Blair, Calvin Todd

Town Administrator: Ken Folsom (via Zoom)

Department Heads: Sam Papps (Town Clerk\Tax Collector), Justin Crotty (Police), John O'Connor (Highway), Michael Gamache (Fire), Rachel Baker (Library)

Others Present: Edgar Rivera (Libertad Press NE), David Booth (via Zoom), Donna Miller, Charles Comey, Jesse Crowell, Melanie Crowell

1. Call to Order
  - a. The meeting was called to order at 5 p.m.
2. Election of Selectboard Chair
  - i. Beth nominated Scott to continue being Selectboard Chair. Calvin seconded. All in favor by roll call, motion carried.
3. Department Heads
  - a. Sam Papps (Town Clerk-Tax Collector)
    - i. Sam distributed the All Unpaid Receivables Listed by Warrant 3/17/2025.
    - ii. The Current Use Change Tax listed under 2025U01 is being paid out in portions and won't be released until it is fully paid.
    - iii. Notices for lienning properties in sections 2024P01 and P02 will go out on Thursday. Beulah Fellowship and Liberty Utilities usually pay, so that debt is unusual.
    - iv. Money for the voting machine was approved in Warrant Article 2025-10, so Sam should have the invoice ready by the next Selectboard meeting.
    - v. Draft minutes for Town Meeting should be ready in the next few days.
  - b. Justin Crotty (Police Chief)
    - i. Chief Crotty distributed Police Department Selectmen's Report 2/18/25 through 3/16/25.
    - ii. There have been 10 Incidents, 3 Arrests, 3 Accidents, 43 Citations, and 395 Calls for Service this month. The State Police assisted with 3 calls.
    - iii. Chief Crotty explained that Calls for Service are down, but still higher than this time last year.
  - c. Michael Gamache (Fire Chief)
    - i. Chief Gamache distributed Fire Department Selectmen's Report 2/18/25 through 3/17/25.
    - ii. There have been 82 incidents so far this year. This is on par with last year, averaging a little over one call a day.
    - iii. There were serious accidents on both I-93 and Route 106.
    - iv. Chief Gamache met with Erin Hammerstedt, Director of Canterbury Shaker Village. They have made plans to exercise the water system in May. Chief Gamache found out that there was an agreement in 2017 which allows the Fire Dept. to use the Village's water system to respond to fires in that area of town.
    - v. Chief Gamache thanked the Selectboard for attending the Fire Dept. Member Ceremony.
    - vi. There were two major breakdowns on the newest engine, but they were able to keep the repairs in budget.

- vii. The Dept. had their annual fire warden training, so they are ready for brush fires in the upcoming season.
- viii. Chief Gamache wanted to remind the public that permits are now required state-wide for any fire. They can be done online anytime or at the station during office hours.
- ix. The self-storage facility on Hall Road completed their expansion and installed a new alarm. They have been more responsive and cooperative in the last few months.
- x. The Dept. participated in services for the Concord Firefighter who passed last month and helped cover the Concord Dept. while they attended the services.
- xi. The Pickard Road hydrant is set to be installed late-spring/early-summer. Last year it was put on the backburner, so Chief Gamache waited and used the 2024 surplus to fund it. (See Selectboard minutes 7/1/25 Section 5.e.xi.)
- xii. NERIS is rolling out a new reporting platform in 2025.
- xiii. Canterbury Elementary School finished a security system upgrade. The Dept. is meeting with them next week to get what they need for access.
- xiv. The annual Pancake Breakfast is the last Saturday in April on 4/26.
- xv. Tomorrow, the Dept. will be hosting the Fire Chiefs monthly round table.
- xvi. The replacement for the Smokey the Bear sign is in, and installation is on the to-do list.
- d. Rachel Baker (Library Director)
  - i. Rachel explained a bit about the separation between the Town and Library since Calvin is new. The Town only governs the outside of the building, so that is what she reports on in these meetings.
  - ii. The concrete pad in front of the Library is raising up with the frost and creating a trip hazard. For now, Rachel is going to put some warning paint or a cone on it. The pad is 21 years old. To fix it, the path will likely need to be pulled out and repaved.
  - iii. Sgt. Johnson from NH Corrections called Rachel to see if the Town needed any maintenance projects done. Ken will contact the other Depts. to see what work needs doing and Rachel will coordinate dates and projects with Sgt. Johnson.
  - iv. The back gutters fell off the roof. Peter Galatis came and fixed it temporarily, but it will need replacing. When it fell, it shut the connection to the solar panels off. Jim Snyder took a look and fixed it.
  - v. Rachel thanked the Community Power Committee and especially Tom and Cheryl Franco for their work on the Library Weatherization warrant article (2025-12).
  - vi. This evening, a rep from Ultra Geothermal is going to be talking to the Library Trustees about the heating system options that are available. They haven't decided on what kind of system to do yet. Rachel has two grants pending right now to fund the work.
  - vii. Rachel and Ken have spoken about one of the trusts. She will find specifics about how to get dividends from that trust, but she can't handle money, so the Library Trustees would need to make any decisions.
- e. John O'Connor (Road Agent)
  - i. The International is running. It had to go to the shop three times in all and needed \$20K in repairs.
  - ii. T1 won't start and they are waiting for the tow truck to come get it.
  - iii. John posted the roads for mud season on 3/5 and 3/6.
  - iv. The Dept. has been adding stone to some of the dirt roads and thawing a few culverts.
  - v. There was a bad wind storm and 5-6 roads were closed at the same time.
  - vi. A resident on Intervale Road asked for a pine tree to be taken down. It is in the cistern area on Town-owned land, so they will be doing that.

- vii. A resident on Lamprey Road asked for a different tree to be taken down, but it isn't on Town land, so John won't be doing that one. Trees like that are considered the land-owners responsibility until it has fallen into the road, then the Highway Dept. will remove it.
  - viii. There was discussion about who would remove the tree limbs that had fallen near the Gazebo. The answer was whoever gets there first.
  - ix. Donna Miller wants to revitalize the Center Volunteer Group to do maintenance. (See Selectboard minutes 4/1/25 Section 7.b.ii.6.)
  - x. Boden is back at the Transfer Station to help out during Spring Break.
4. David Booth re Right of Way (ROW) at Municipal Complex
- a. See Selectboard minutes 2/3/25 for previous discussion.
  - b. Mr. Booth has requested 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 for the entire length of the sliver. He requests the Town to adjust the lot line to provide a 50-foot clearance all the way from the road to the main part of his property.
  - c. Ken summarized the situation. When the Town bought Map 107 Lot 5, there was a ROW through what is now the center of the Municipal Complex. At the time, the Town didn't think the ROW was still in place, but Mr. Booth has found paperwork that shows it was still a viable ROW. Since that ROW is now impassable, Mr. Booth would like to exchange some land in the back of the Municipal Complex for an equal amount of land to even out the sliver to 50 ft all the way down.
  - d. Ken explained that the Town can't provide a full 50 ft between the Municipal Complex and the Mordarski property all the way along the sliver, because there are propane tanks and asphalt that go within 34 ft of the Mordarski property.
  - e. Mr. Booth asked if the tanks could be moved. They probably could, but at considerable cost.
  - f. There is also a utility pole that brings power to the Municipal Complex building and is 28 ft from the Mordarski property.
  - g. Mr. Booth explained he is open to other ideas and has no current development plans, he just wants to be able to access his property in the back.
  - h. 50 ft is a requirement from the state to create a driveway that could eventually become a road.
  - i. There was discussion about contacting Mr. Mordarski to see if he would also be interested in a land swap. If all three parties agreed to adjust lot lines, it is possible that 50 ft could be found. Everyone present agreed to explore that idea.
  - j. Ken will contact Mr. Mordarski and plan to resume discussion of this at the April 21<sup>st</sup> Selectboard meeting.
  - k. If the Town got enough land added to the back of the Municipal Complex, there could be room for the salt shed there instead of at the Transfer Station.
  - l. Donna Miller and Charles Comey arrived later to see this discussion, but since Mr. Booth had been early, this portion of the meeting was over by the time they arrived. Scott summarized the discussion for them.
  - m. John brought up that the water line to the Municipal Complex also goes into this sliver of land.
  - n. In 2017, Mr. Booth tried to get access to this parcel (Map 246 Lot 6) via another property he owns at 6 Baptist Road, but that didn't get far because the NH DOT had an issue with the line of site.
  - o. Scott explained that Mr. Booth has said there are no plans to develop the land right now. If he changes his mind, that matter would go before the Planning Board and abutters would be noticed.
5. Administration
- a. Signing

- i. Beth made a motion to sign the Accounts Payable Manifest in the amount of \$39,870.89. Scott seconded. All in favor by roll call, motion carried.
  - ii. Scott signed a mileage reimbursement check for the Treasurer in the amount of \$140.
  - iii. Beth made a motion to sign the Payroll Manifest in the amount of \$60,711.36. Scott seconded. All in favor by roll call, motion carried.
  - iv. The Selectboard signed the Payrates for 2025.
  - v. Scott signed a letter to Citizens Bank to confirm contact info and become an authorized signer on the Sam Lake House Trust.
  - vi. The Selectboard signed a Motor Vehicle Junkyard license renewal for Gary Dow at 28 Misery Road (Map 208 Lot 13).
    1. This facility has been in place for decades. This is a renewal of the license.
    2. The State handles inspections of junkyards. The Town just has the owner certify that they are abiding by the State rules.
  - vii. The Selectboard signed an appointment slip for Kathleen Doherty to reup as Assistant Moderator for 2 years and one for Steve Rasche to reup on the Solid Waste Committee for 3 years.
  - viii. The Selectboard signed a Veteran's Tax Credit Application for Map 102 Lot 128.
  - ix. The Selectboard signed a Current Use Assessment Application for Map 258 Lot 12.
  - x. The Selectboard signed a Timber Tax Abatement for Map 229 Lot 14.
    1. See Selectboard minutes 12/16/25 Section 4.a.v. for previous discussion.
    2. There was some continued back and forth between Assessor Mandy Irving and the Marcou's. They have agreed upon an amount of \$1,299.14.
    3. Usually a timber tax is 10% of the gross income of the cut.
- b. Previous Minutes Approval
- i. Scott made a motion to approve the non-public minutes for the Selectboard meeting on February 18, 2025. Beth seconded. All in favor by roll call, motion carried. Calvin abstained since he wasn't at that meeting.
  - ii. Scott made a motion to approve the public minutes for the Selectboard meeting on March 3, 2025. Beth seconded. All in favor by roll call, motion carried. Calvin abstained since he wasn't at that meeting.
- c. Selectboard Representatives for Boards/Committees
- i. The Selectboard decided to think about which boards/committees they would like to be representatives for and make decisions at the next meeting.
  - ii. Scott will be the representative for the Planning Board so he can attend tomorrow night's meeting.
6. New Business
- a. Offer to purchase town-owned property (Map 226 Lot 2)
    - i. Brian Magoon has submitted an offer to purchase Map 226 Lot 2 for \$120K. Scott read the offer letter aloud.
    - ii. This property is in the Commercial District and assessed at \$138,500. It is on Route 106 and borders the racetrack and self-storage facility.
    - iii. The previous owner passed a few years ago and their family first offered the land to the racetrack, then donated it to the Town. The Conservation Commission looked at it and did not feel it had conservation value. The Community Power Committee looked at it as a potential location for solar panels, but found the terrain unsuitable for such a project.
    - iv. Mr. Magoon appears to want the property for his tree service business to provide space for his equipment. If the Town accepts his offer, he would go seek financing.

- v. Scott made a motion to accept the offer to buy Map 226 Lot 2 by Brian Magoon for \$120K on the condition that Mr. Magoon complete the transaction within 90 days. Beth seconded. All in favor by roll call, motion carried.

7. Executive Session

- a. Scott made a motion at 6:25 p.m. to enter into Non-Public session as per RSA 91-A:3 II (a) to discuss a personnel matter and (c) to discuss matters which would likely affect adversely a person's reputation. Beth seconded. All in favor by roll call, motion carried.
- b. Scott made a motion at 8:05 p.m. to exit the Non-Public session. Beth seconded. All in favor by roll call, motion carried.
- c. Scott made a motion to seal the minutes. Beth seconded. All in favor by roll call, motion carried.

8. Scheduling

- a. Calvin asked the Board if Selectboard meetings could be at least temporarily moved to 6 p.m. to accommodate his previous commitment to coach a lacrosse team.
- b. These meetings used to be at 6 p.m. but were moved up to 5 to accommodate Selectman George Glines who was a farmer that needed to wake up at 3 a.m. That time also worked out well for the Department Heads so they didn't need to stay so late after work. However, there has since been input from some residents that a later meeting time would allow them to attend after work.
- c. Beth and Scott both agreed to try out 6 p.m. for the next few meetings. When lacrosse season is over we can reevaluate to see what time works best.

9. Adjournment

- a. Scott made a motion to adjourn the meeting at 8:08 p.m. Beth seconded. All in favor by roll call, motion carried.

Next Meeting: 2025 April 7, 6:00 p.m. at the Meeting House

Minutes submitted by Kathleen McKay, Administrative Assistant