

2025-06-16 Board of Selectmen Minutes

Town of Canterbury, NH
Board of Selectmen
Date: 2025 June 16
Location: Meeting House

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

Town Administrator: Ken Folsom

Department Heads: Sam Papps (Town Clerk-Tax Collector), Justin Crotty (Police Chief), John O'Connor (Road Agent), Michael Gamache (Fire Chief), Rachel Baker (Library Director)

Solid Waste Committee: Rich Marcou (SWC Chair), Roy Plisko, Elle Bezanson, LeeAnn Mackey, Stephen Rasche, Russ Maille, Megan Portnoy, David Bowles (Transfer Station Manager)

Others Present: Edgar Rivera (CCPC Member), Evan Hauptman, Brian Gaessler, Mandy Irving (Assessor, via Zoom), Beth McGuinn (CCPC Member), George Holt (Aries Engineering), Faith Berry

1. Call to Order
 - a. The meeting was called to order at 4:59 p.m.
2. Department Heads
 - a. Michael Gamache (Fire Chief)
 - i. Chief Gamache distributed Canterbury Fire Department Selectmen's Report 5/19/25 through 6/16/25.
 - ii. There have been 153 incidents so far this year. There was a serious accident on Shaker Road in the middle of the night and the Dept. assisted with a structure fire in Chichester.
 - iii. Last week the Dept. did a water drill at the Canterbury Shaker Village. They operated the equipment and confirmed that they could use the water for fires in that area of town. The CSV Director and head of maintenance attended. It went very well and they intend to do it annually.
 - iv. The Dept. is currently doing the annual state-mandated preschool inspections and recertifications of Town-owned buildings.
 - v. The Independence Day fireworks will be on July 5th. The Chief and two firefighters will be on duty for the event.
 - vi. One member finished paramedic training and one long-time member has left. They are doing a recruitment drive to try and bring the membership back up.
 - vii. The Dept. is working on the wetland permits with the State before beginning work on the Pickard Road dry hydrant.
 - viii. The Dept. will be attending big truck day at the Library next week.
 - ix. The new engine is scheduled to be completed one year from now and to be delivered a month after that. They are checking which equipment on the current truck can be transferred over and deciding what needs to be replaced. They already got ~\$30K worth of new equipment through grants. There is \$50K left in the bond that could be used for additional equipment replacement if needed.
 - x. They have not yet decided what to do with the old fire truck. They will likely have a plan by the end of the year.
 - xi. Last week the Dept. put up the signs and life safety equipment up at the Riverlands beaches.
 - b. Justin Crotty (Police Chief)

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- i. Chief Crotty distributed Canterbury Police Department Selectmen's Report 5/19/25 through 6/15/25.
- ii. There have been 7 Incidents, 1 Arrests, 1 Accidents, 85 Citations, and 392 Calls for Service this month. Executed 3 search warrants.
- iii. The Tricentennial Committee is currently voting for the winner of the patch design art contest. The Chief and Selectboard will be at the CES assembly to announce the winner on Thursday. The Chief will scan the winning artwork so he can get the patches made.
- iv. It is currently bike week so the PD is spending a little more time on 106 to prevent excessive speed. So far this week there has only been one motorcycle accident on the Canterbury portion of 106.
- c. Sam Papps (Town Clerk-Tax Collector)
 - i. Sam distributed the All Unpaid Receivables Listed by Warrant 6/16/2025 page 1 and 20.
 - ii. There are 1,118 outstanding tax bills which are due July 1st. Mortgage payments haven't come in yet. These two pages of the report show the totals.
 - iii. Sam distributed a Summary of Activity by Owner for Map 233 Lot 24, 229 Old Tilton Road. This property is up for deeding on June 30th. There is \$1,789.69 owed on the 2022 tax bill and \$18,775.51 across all of the unpaid bills.
 - iv. Sam hasn't received any communication from the property owner since May 22nd. Sam has confirmed with TDBank that they are not going to work with the owner or pay the balance.
 - v. Beth reasoned that this person has a long history of not paying, and without the bank backing them up and the large total amount owed, this problem is going to continue to get worse. Calvin and Scott agreed.
 - vi. Beth moved to deed Map 233 Lot 24, 229 Old Tilton Road if the balance due on the 2022 bill is not paid by June 30th, 2025. Scott seconded. All in favor by roll call, motion carried.
- d. Rachel Baker (Library Director)
 - i. Summer Reading is starting next week with Big Truck Day. There are 27 programs scheduled for June/July.
 - ii. Rachel confirmed with John during the meeting that Highway might be able to participate in Big Truck Day depending on the weather.
 - iii. Last year the Library decided to do all of their children's programming outside, so they purchased a 10x20 ft tent to provide shade in the sun and cover when it rains. Rachel confirmed with the Selectboard that it was alright to put it up behind the Library on the east side. The tent will likely be up a week at a time. Rachel will work with Boden (Highway Dept.) to make sure it isn't a problem when he mows.
 - iv. Rachel will be working with the Canterbury Fair on the book sale in the Town Hall.
 - v. Rachel has formulated the 2026 budget and would like to meet with Ken and Beth to go over it like they did last year.
 - vi. Peter Galatis is injured so he won't be able to help with fixing the gutters for a few weeks.
 - vii. Total Security redid the security system to use internet. They had money for it in the budget and this will provide significant savings in the long run.
 - viii. Rachel is expecting to receive an American Rural and Small Libraries grant, but isn't sure how much. Once the money is in, she will meet with Ken to figure out what funds still need to be raised to replace the heating system. After meeting with 7 different companies, the Library Trustees decided on a geothermal heating/cooling system.
 - ix. Beth brought up that the Library Weatherization project (Warrant Article 2025-12) is already paying off. During the Farmers Market last week, everyone was taking shelter from intense heat inside the Library. It was beautiful inside and the air conditioning wasn't even on.
- e. John O'Connor (Road Agent)
 - i. T7 is back from the shop. It needed new brakes.

- ii. Repairing the dirt roads is the main project right now. They have received 289 loads of gravel so far and will be continuing this week and next. This road repair is funded by the ARPA money the Town received. So far they have done Oxbow Pond Road, Pickard Road, Morrill Road, Foster Road, and they are working on Baptist Hill Road now.
 - iii. John said that the roads look ok but a little sandy. He believes the sand will work in over time.
 - iv. The person on Borough Road who recently did logging has decided to change their driveway to the new logging road that was created. They will eliminate all other entries to the property.
 - v. Andres is back at the Transfer Station and David Bowles will be out on vacation next week.
 - vi. The packer truck at the Transfer Station went down, but they were able to fix it quickly so they didn't have to close for a day.
3. Kevin Bragg re Friends of Canterbury Center
- a. See Selectboard minutes 5/5/25 section 6.b. for previous discussion.
 - b. The FCC Summer Concert Series begins on June 26th.
 - c. Kevin confirmed with John during the meeting that they could grab the barricades from the Transfer Station to use at all of the concerts this summer. They will store them behind the store in case John needs them.
 - d. The Selectboard confirmed it was alright for FCC to trim the low hanging branches on the spruce tree in the Center. This will allow concert seating in the shade of the tree.
 - e. For the Independence Day celebration on July 5th, there will be a Children's Parade at 5 p.m., kid's games and a reading of the Declaration of Independence at 5:30 p.m., hotdogs from 6 to 7 p.m., live music 6 to 8 p.m., and background music until the fireworks start.
 - f. Kevin has talked to Herb Batchelder and will speak with Chief Gamache about having one of the fire trucks down in the Center for some of the event.
 - g. There was discussion about parking for the concert series. There will be a few handicap spaces within the barricades, others will be encouraged to park at the Library and School. They will be monitoring to prevent Hackleboro Road from getting crowded. Once they determine what the turnout is like, they will arrange for additional parking if needed.
4. Solid Waste Committee
- a. See Selectboard minutes 6/2/25 section 4.h. for previous discussion.
 - b. The Selectboard invited the Solid Waste Committee to attend this meeting via email. Responses to some of the questions/discussion points in the email were collected via Google Forms.
 - c. Rich Marcou read a prepared statement.
 - i. Rich discussed the May 19th Selectboard meeting and refuted comments made by the Selectboard about problems they saw with the way the SWC is conducting itself and the way Rich is leading it. He characterized the comments as slanderous.
 - ii. Rich maintained that the SWC minutes did show their process.
 - iii. Rich stated that the previous Selectboard Rep to the SWC told him there were no documents when he started, so he feels it is unreasonable to be expected to have looked.
 - iv. Rich stated that he works well with Transfer Station Manager, David Bowles.
 - v. Rich stated that he submitted petition Warrant Article 2025-18 because he hadn't received assurance that the Selectboard was going to put forth Warrant Article 2025-15 by the day of the deadline to submit petitions.
 - vi. Rich discussed instances where he felt disrespected by the Selectboard and Ken.
 - vii. Rich stated that the SWC did not see Roy Plisko's report until the SWC meeting on 5/12.
 - viii. Rich asked that the Selectboard apologize for their comments at the 5/19 meeting.
 - d. Roy Plisko read a prepared statement.
 - i. Roy discussed how he feels the Selectboard is being overbearing and censorious.

- ii. Roy felt that even though the mission statement was only recently found, the SWC has essentially been following it with their work the last few years.
- iii. Roy expressed concern that the SWC may be dissolved and feels that the Selectboard are doing so in retaliation for the Landfill Risk Assessment report he created.
- e. LeeAnn Mackey went through the questions from the Google Form.
 - i. LeeAnn discussed how she feels the SWC is an independent body and the Selectboard is being disrespectful to the volunteers of the Committee.
 - ii. LeeAnn argued that it is misleading to focus on the old mission statement when it was never assigned to them.
 - iii. LeeAnn acknowledged that the Selectboard has the authority to appoint members, but doesn't agree with what she sees as micromanaging, editorializing, and censoring by the Selectboard.
 - iv. LeeAnn stated that the decision to have a Co-Chair should be made by the SWC not the Selectboard.
 - v. LeeAnn stated that the SWC minutes are detailed and the Selectboard should read them to know what is happening on the Committee.
- f. Megan Portnoy
 - i. Megan explained that she took an interest in the Solid Waste Committee after Roy's report about the landfill.
 - ii. Megan did a Right To Know request to find communication between the SWC and Aries Engineering. Megan read aloud parts of an email trail she found between Rich and Roy in April in which they discussed the report that Roy was creating. She said she brought this up to point out that Rich did know the contents of the report ahead of time.
 - iii. Megan stated that she has attended one SWC meeting. She has not seen an issue with suppression of information, just the Selectboard asking for more detailed minutes and transparency. She feels that the only hostility has been from the SWC not the Selectboard and that the SWC acted inappropriately and unprofessionally in their treatment of Beth during the 5/26 SWC meeting.
- g. Roy responded that the email Megan read was to let Rich know the subject of the presentation he asked to give at a SWC meeting.
- h. Stephen Rasche echoed Megan's point that Beth has been doing a good job as Selectboard Rep and has been treated rudely by the SWC.
- i. Beth said she would like time to read the statements that were presented and digest them. She understands the concerns but disagrees with the vehemence of them. Asking questions is part of her job and she doesn't believe she has asked them in an accusing way.
- j. Calvin agreed that he would like to review the statements and video.
- k. Scott said he hadn't been planning on making any decisions tonight. He listened to the recording of the 5/26 meeting and felt the SWC treated Beth rudely then and now.
- 5. Canterbury Community Power Committee
 - a. See Selectboard minutes 6/2/25 section 4.e. for previous discussion.
 - b. Canterbury representatives to CPCNH, Beth McGuinn and Edgar Rivera, attended. Later in the meeting the Selectboard appointed both of them to the CCPC.
 - c. Beth McGuinn displayed a slideshow on the TV.
 - d. Beth McGuinn explained that the cost sharing agreement needs to be updated since it still shows Howard Moffett as the Authorized Officer. This position is a backup to Ken who is authorized in the EAP.
 - e. Beth Blair made a motion to make Beth McGuinn an authorized officer for Canterbury to CPCNH with the same authorizations that Howard Moffett was previously assigned. Scott seconded. All in favor by roll call, motion carried.

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- f. Beth McGuinn will work with Ken, Mary Hauptman (Accounting Clerk), and the Trustees of the Trust Funds to transfer the reserve funds from CPCNH to the new Renewable Energy Capital Reserve Fund created in Warrant Article 2025-14. She does not yet have a number for how much is in the account.
- g. Beth McGuinn explained that the Selectboard need to decide tonight on a new rate for the upcoming rate period (August 2025 through January 2026).
- h. On June 23rd, the CPCNH Rate Setting Committee will meet (Beth M and Edgar will attend). Canterbury will have 48 hours after that meeting to affirm what the default rate for the town should be. On June 26th, CPCNH will formally adopt the rates.
- i. Unitil has announced that their new rate will be 11.77 cents per kWh (up from 8.306 cents), but Eversource hasn't released their new rate yet. NH Electric Co-op has also not released their new rate, but they tend to be lower than Unitil and Eversource.
- j. Rates are going to be higher because the power companies attempted to undercut CPCNH last time and ended up losing a lot of money.
- k. Right now, Community Power's Granite Basic plan is at 9.7 cents per kWh, due to a purchase agreement falling through in February. This was the first rate period where Community Power was more expensive than Eversource.
- l. Beth McGuinn distributed example wording for a vote that could be used to add a 1-4 mill adder and would select a default rate depending on how the Eversource and Unitil rates compared to the CPCNH rates. If the CPCNH rates were low enough that the adder could be included while staying below the Eversource/Unitil rates, then Canterbury Basic would have an adder and be the default. Otherwise, Granite Basic would be the default and residents could opt up to Canterbury Basic if they wanted to pay the adder anyway.
- m. Beth McGuinn asked CPCNH if the adder could be an option for all of the other plans (Granite Plus, Clean 50, and Clean 100). Other towns have requested this too. They are working on it, but it won't be ready for this upcoming rate period.
- n. Beth McGuinn hopes the language for this vote is flexible enough that we can use the same vote for a few rate periods.
- o. Scott made a motion that whereas, the Board has considered several options for Canterbury Community Power default energy service rates for the upcoming six-month period August 1, 2025 - January 31, 2026.

Now therefore, be it resolved that the new community power default energy service rate for the upcoming 6 month period beginning August 1, 2025 shall be the Canterbury Basic default energy rate, which will add a discretionary fund adder up to 4 mils (4 tenths of one cent) to the lowest cost Granite Basic rate established by Community Power Coalition of NH Board of Directors at its upcoming meeting on June 26, 2025. The Canterbury Basic adder amount shall be the greatest of 1-4 mils, contingent on the Canterbury Basic Rate being at least 1 mil lower than the lowest of Unitil and Eversource default rates.

If the new Canterbury Basic rate cannot be both lower than the Eversource and Unitil energy service default rates and higher than the Granite Basic Rate established by the CPCNH Board on June 26, then the new 6 month rate for Canterbury Community Power default energy service customers will be the new 6-month Granite Basic Rate as established by the CPCNH Board on June 26, and the Canterbury Basic Rate with the 2 mil adder will be available as an opt up opportunity for customers who wish to support the adder.

Beth Blair seconded. All in favor by roll call, motion carried.

- p. Beth McGuinn and Edgar will keep the Selectboard updated on what the rates end up being.

6. Roy Plisko re Landfill Risk Assessment

- a. See Selectboard minutes 5/19/24 section 4 and for previous discussion.
- b. Roy read a prepared statement.
 - i. Roy stated that he compiled the report on his own and presented it to the SWC because he felt that was a good place to start this conversation. He reviewed the timeline of the release of the report.
 - ii. Roy explained that he decided to do this report because he kept getting conflicting information from different people about the state of the landfill, the condition of the water, and what DES was saying about it. He also felt that the Transfer Station study was premature and the Town should first determine if the State would require the site be shut down.
 - iii. Roy reviewed the research that he did, using the reports that Aries Engineering has filed with DES over the years.
 - iv. Roy reviewed the results of the PFAS testing that Aries has been conducting since 2017 and expressed concern about the high levels and that in his opinion the contamination appears to be spreading.
 - v. Roy expressed skepticism about if the Town is doing enough in response.
 - vi. Roy stated that Megan Portnoy reviewed the data in his report and confirmed its accuracy, including that standards from DES about surface water are likely coming soon.
 - vii. Roy stated that Aries consulted for the Bethlehem landfill and they had a big PFAS problem.
- c. Calvin thanked Roy for clarifying where he got the information for his report.
- d. Ken clarified that Aries was given the final report, not the draft that was circulated.
- e. Roy pointed out that one of the testing wells finding PFAS in the surface water is outside the landfill permit boundary.
- f. Roy questioned why there are two maps of where the boundaries of the landfill are. One from 2007 has larger borders than the one from 2018 that Aries is using. He said that Road Agent John O'Connor has found landfill even outside the larger borders of the 2007 map.
- g. Roy reviewed the tables in his report showing the levels of PFAS in the test wells. He expressed concern that many of the results showed levels many times higher than DES's standard for drinking water. These are currently allowed because of the landfill permit and the lack of surface water PFAS regulations. He is concerned that these are "forever chemicals" and there is a potential for further spreading depending on how the water in the area flows.
- h. Roy explained that he didn't mean for this to be an adversarial report. He wants the Town to start saving now for the worst case scenario of the site being shut down and having to cap the landfill.
 - i. Scott thanked Roy for his explanation.
 - j. Megan clarified that she hasn't reviewed the numbers in Roy's report, but is in process of reviewing the Aries reports through the years. She spoke with Julie Spencer of DES. Megan believes the Town hasn't done anything wrong with their response, but doesn't think that the wetlands can be trusted to contain the problem.
- k. George Holt, the Aries Engineering engineer who has been working with Canterbury, said that Roy's presentation was very factual. The only correction he had was that Aries did not work with Casella on the Bethlehem issue, they worked for the opposition.
- l. George explained the history of Aries' work on the Canterbury landfill and how samples are collected.
 - i. PFAS were first found in 2017/2018. Notices were sent out to all the neighboring properties.
 - ii. They took offsite samples in the wetlands along the flow path towards Crane Neck Pond to determine if it was spreading. At a distance, the samples showed 2-3 parts per trillion which is low. This helped them determine that the wetlands were containing the chemicals.

- iii. Only one well is being tested because the rest are either safely far away or hydrologically upgradient of the water at the landfill. If anyone has a concern, they can test their wells or contact the Town to have Aries get a sample.
 - iv. The next round of testing is November 2026.
 - m. Aries is aware of one well far down Baptist Hill Road that had PFAS in it. That was determined to be caused by the property owner's septic system. George explained that they can figure out the source of PFAS by the chemical structure.
 - n. There was discussion about the various potential sources of PFAS and studies showing lakes in Southern NH tended to have 12-2 parts per trillion.
 - o. George stated that operating the Transfer Station at the current site has nothing to do with the PFAS situation. All PFAS at the site are from items that were put there decades ago and nothing currently happening at the site is increasing the amount or spread.
 - p. From the data Aries has collected, it doesn't appear to be spreading or rising. There was an initial spike during the initial sampling, but that was due to sampling technique.
 - q. There was discussion about the lack of DES regulations about PFAS in the surface water. There was concern about animals drinking the water and hunters eating the animals. Scientists are still determining what an acceptable level of PFAS is before it starts to affect human health.
 - r. There was a discussion about how there is no remediation for PFAS so containment is the goal. If it was found in a well, the remediation would be to install a filter.
 - s. George explained that Aries has been using a map of the landfill borders from 1987 (which matches the 2018 map). The 2007 map was based on digging test pits. It showed a larger area because there is surface trash throughout the area.
 - t. Regarding the test well that is outside the border of the landfill permit, George will expand the management zone in the next application to DES.
 - u. Faith Berry expressed concern about lead and iron. George explained possible treatments that could bind the lead to the soil, but said those might be prohibitively expensive. They have not found lead or iron spreading in the down gradient testing.
 - v. George explained that the levels of PFAS found in the tests are much higher than what is approved for drinking water, but they are consistent with what is found at other landfills and sites where fire suppressant foam was used.
 - w. George explained that the Transfer Station study is almost done. They have collected all the data and are currently gathering costs for a variety of options that the Town could consider. He expects to be finished in a couple weeks.
7. Administration
- a. The Selectboard signed:
 - i. Beth made a motion to sign the Accounts Payable Manifest in the amount of \$35,814.44. Scott seconded. All in favor by roll call, motion carried.
 - ii. Beth made a motion to sign the Payroll Manifest in the amount of \$72,352.37. Scott seconded. All in favor by roll call, motion carried.
 - iii. Interfund transfer from TDBank Operating A/C to Conservation Commission Fund for a Land Use Change Tax in the amount of \$13,998.
 - iv. Appointment slips for Beth McGuinn and Edgar Rivera to become members of the Canterbury Community Power Committee.
 - v. Notice of Intent to Cut Wood or Timber for Map 236 Lot 17 on Intervale Road.
 - vi. Scott made a motion to abate \$201 in taxes for 236 Old Tilton Road (Map 233 Lot 28) owned by Moira Campbell. Beth seconded. All in favor by roll call, motion carried.
 - 1. Assessor Mandy Irving noted in the packet that this abatement is due to correcting the unfinished status of the 2nd floor.

- vii. Scott made a motion to approve the abatement of 2025 taxes for the Concord Monthly Meeting of the Religious Society of Friends (Quaker Meetinghouse) at Map 267 Lot 58/59 on 11 Oxbow Pond Road. Beth seconded. All in favor by roll call, motion carried.

- 1. Historically this group has been granted a religious exemption. Normally they file the BTLA A-9 on time, but this year they were late.
- 2. The Selectboard read the note from Mandy and the letter from Greg Heath explaining the lateness. They decided that this appears to be a one-time oversight.

b. Previous Minutes Approval

- i. Kal read aloud the suggested changes to the June 2, 2025 minutes.

- 1. Line 19: Correct number to \$1,789 and add “from 2022 tax bill” to the end.
- 2. Line 57: Change “instead” to “to run the hydraulics instead of needing to keep the engine running.”
- 3. Line 103: Replace the 2nd sentence with more detail: “The traffic is a problem along Baptist Road as you approach CES from the Center. There is no line of sight when trying to pass the line of cars waiting to enter the school property.”
- 4. Line 110: Correct “HVAC” to “mini-splits/heat pumps”.
- 5. Line 114: Change to “see what improvements have been/could be made.”
- 6. Line 145: Change “unnecessary” to “not advised”.
- 7. Line 175: Add “and with commentary from the Selectboard at the 5/19 Selectboard meeting.”
- 8. Line 186: Change the 2nd half of the sentence to “but she has been unable to find evidence of how the SWC changed their focus from upgrading the Transfer Station to their current focus on relocating and building a new Transfer Station.”

- ii. Scott made a motion to approve the public minutes as amended for the Selectboard meeting on June 2, 2025. Beth seconded. All in favor by roll call, motion carried.

8. New Business

a. Letter to NOAA re 260 West Road

- i. Brookford Farm’s attorney contacted Ken regarding their purchase of 260 West Road. They need the Town to write a letter to NOAA granting consent for the purchase. This is because of the financing/grants involved and the Town’s conservation easement.
- ii. There was discussion about the poor condition of the building. If the sale goes through, the Town will follow-up with Brookford Farm to make sure they get the proper permits for whatever they intend to do with the property.
- iii. The Selectboard agreed to have Ken sign the letter to NOAA and send it out.

9. Old Business

- a. Calvin provided an update on the Schoolboard meeting he attended last week. He was unable to ask the Selectboard’s questions because he wasn’t on their agenda. He will get it on their agenda for the August meeting, which is the next meeting happening in Canterbury. (See 6/2/25 section 4.c.)
- b. Code of Conduct
 - i. See Selectboard minutes 6/2/25 section 6.b. for previous discussion.
 - ii. Kal made additional changes today and forgot to send them out. So this discussion will be postponed until the next meeting where the Selectboard will approve the document.
- c. Shell Meeting House Road
 - i. See Selectboard minutes 5/5/25 section 7.g. for previous discussion.
 - ii. Ken received another call from the person who complained about the locked gate.
 - iii. Ken drafted a letter and read it aloud. It asks that the locks be removed until the Meeh’s can prove that the road was discontinued.

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- iv. Ken and Calvin discussed bringing a warrant article to the next Town Meeting to reaffirm the discontinuance of some of these roads that are in contention. They recommend starting with the ones that are labeled as discontinued on maps.
 - v. The Selectboard agreed to send the letter as drafted to the Meeh's.
 - d. Sale of Town-owned property (Map 220 Lot 2) to Brian Magoon
 - i. See Selectboard minutes 6/2/25 section 6.d. for previous discussion.
 - ii. The title company handling the sale had concerns about the deed. Some of the letters from the heirs weren't signed, dated, and notarized correctly. The biggest issue is that the owner died in MA and probate was not done.
 - iii. The Town could either quiet the title for \$5-10K or sell the property as is and Mr. Magoon could quiet the title. The realtor has requested the Selectboard lower the sale price to account for the cost of quieting.
 - iv. The Selectboard discussed that quieting a title is a gamble and takes a lot of time. The property was gifted to the town and Mr. Magoon offered \$125K for the property.
 - v. The Selectboard decided that they are agreeable to lowering the price, but would like Mr. Magoon to offer a firm number.
 - e. CASA sent a thank you letter for the donation. (2025 Budget Line 4441.4)
 - f. 2025 Budget
 - i. Kal distributed the 2025-06-12 Budget v Actual via email before the meeting.
 - ii. Ken found several budget lines that are of concern; he will send out an email with those lines and the explanations for why they are over.
 - iii. The Selectboard will review the document and contact Ken with their comments.
 - g. Ken and Scott will be attending a meeting with the owners of 367 Shaker Road tomorrow at the Sam Lake House regarding the zoning violations. (See 5/22/25 section 2.b.iii.)
10. Adjournment
- a. Scott made a motion to adjourn the meeting at 8:12 p.m. Beth seconded. All in favor by roll call, motion carried.

Next Meeting: 2025 July 7, 5:00 p.m. at the Meeting House

Minutes submitted by Kathleen McKay, Administrative Assistant