

2025-07-07 Board of Selectmen Minutes

Town of Canterbury, NH
Board of Selectmen
Date: 2025 July 7
Location: Meeting House

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

Town Administrator: Ken Folsom

Others Present: Kal McKay (Admin Assistant), Ken Stern, John O'Connor (Road Agent), Brian Gaessler, Beth McGuinn (CCPC Member), Tim Meeh, Daimon Meeh

1. Call to Order
 - a. The meeting was called to order at 5 p.m.
2. Public Hearing
 - a. John Krasnecki submitted an application for a Discretionary Preservation Easement for a historic barn (RSA 79-D) at 150 Hackleboro Road (Map 239 Lot 4). This would be to renew the easement and tax credit that has been in place since 2004.
 - b. Scott opened the hearing at 5 p.m. The Selectboard moved on to other business to allow time for any interested parties to appear and speak.
 - c. Scott made a motion to adjourn the hearing at 5:29 p.m. Beth seconded. All in favor by roll call, motion carried.
 - d. The Selectboard all had a chance to read this file in Assessor Mandy Irving's office.
 - e. Beth's opinion was that the tax credit was fine the way it is. If she were to do the assessment form again, it would have the same result. She favored the 10-year renewal rather than automatic renewal.
 - f. Beth moved to renew the Discretionary Preservation Easement for a historic barn (RSA 79-D) at 150 Hackleboro Road (Map 239 Lot 4) owned by John Krasnecki for ten years from this date. Scott seconded. All in favor by roll call, motion carried.
 - g. The Selectboard signed the approval letter.
3. Administration
 - a. The Selectboard signed:
 - i. Beth made a motion to sign the Accounts Payable Manifest in the amount of \$533,356.09. Scott seconded. All in favor by roll call, motion carried.
 1. This manifest includes a check for \$237K from the ARPA funds to purchase gravel for the dirt road repair.
 - ii. Beth made a motion to sign the Payroll Manifest in the amount of \$57,322.03. Scott seconded. All in favor by roll call, motion carried.
 - iii. Appointment slips for Randi Johnson and Gary Spaulding to be Alternates for the Zoning Board of Adjustment.
 - iv. Notice of Intent to Cut Wood or Timber for Briar Bush Road/Barnett Road, Map 230 Lot 4.
 - v. Scott signed the Addendum to the Purchase and Sales Agreement selling town-owned property Map 226 Lot 2 to Brian Magoon.
 1. See Selectboard minutes 6/16/25 section 9.d. for previous discussion.
 2. This addendum extends the closing date to on or before September 30th.
 - b. Previous Minutes Approval
 - i. Kal reviewed the suggested changes to the June 16, 2025 public minutes.
 1. Line 98: Insert "of gravel"
 2. Line 99: Add "This road repair is funded by the ARPA money the Town received."

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3. Line 258: Insert “in his opinion”
 4. Line 268: Strike “He remembers when the landfill was active and recalls the larger borders.”
 5. Line 281: Replace “James O’Rourke’s second while he was out of office” with “Julie Spencer of DES”
 6. Line 289: Replace “These chemicals” with “PFAS”
 7. Line 299: Insert “property owner’s”
 - ii. Scott made a motion to approve the public minutes as amended for the Selectboard meeting on June 16, 2025. Beth seconded. All in favor by roll call, motion carried.
 - iii. Kal reviewed a suggested change for the June 23, 2025 public minutes.
 1. Line 51: Replace “because” with “regarding the SWC, since”
 - iv. Scott made a motion to approve the public minutes as amended for the Selectboard meeting on June 23, 2025. Beth seconded. All in favor by roll call, motion carried.
 - v. The Selectboard read the non-public minutes for June 23, 2025. Scott suggested adding “In Scott’s opinion,” to line 26, section 2.d.
 - vi. Scott made a motion to approve the non-public minutes as amended for the Selectboard meeting on June 23, 2025. Beth seconded. All in favor by roll call, motion carried.
4. New Business
- a. All Board Meeting Request
 - i. Lisa Carlson (ZBA Secretary) sent the Selectboard a letter requesting that they convene an all-board meeting to discuss behavior of town officials and review the Town’s Code of Conduct. She expressed concern about recent events at meetings and the presence of two police officers at the Planning Board meeting on 6/24/25.
 - ii. Lisa attended this portion of the meeting to discuss her letter.
 - iii. Beth agreed that such a meeting is a good idea but questioned the timing. She suggested only requiring the Chairs to attend since it is their responsibility to keep order during meetings and fewer people might make scheduling easier.
 - iv. Ken explained that in the past, the Selectboard has called all-board meetings just for the land use boards. Those were usually to discuss big projects happening in town and only required the Chairs to be present.
 - v. Calvin agreed with Beth and suggested holding the meeting in September so everyone had time to digest the Code of Conduct and return from summer trips.
 - vi. Scott pointed out that elected officials cannot be required to attend, only appointed ones.
 - vii. Beth suggested that Selectboard representatives be the voice of the Code of Conduct at the meetings they attend. She also reminded that the Selectboard previously requested the Code of Conduct be brought up at the start of every meeting for a while.
 - viii. Scott agreed with Lisa’s concerns about recent behavior on boards.
 - ix. Lisa asked if the Selectboard intend to continue having the police attend Planning Board meetings. She was very concerned that money was being spent on having two officers there to referee instead of being out patrolling.
 - x. It was explained that Chief Crotty attended that meeting because he wasn’t sure if Officer Dupuis was going to be able to make it. Chief Crotty is salaried so he was there on his own time.
 - xi. Beth and Scott explained that there were two separate issues causing police presence that night. One being the large crowd (about 50 people attended) and one being something that the Selectboard is not at liberty to discuss. The police have not been requested for tomorrow night’s Planning Board meeting.
 - xii. Ken will work on scheduling the all-board meeting and aim for the first week of September.
 - b. Concord Regional Solid Waste Meeting on July 24th

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- i. See Selectboard minutes 12/16/24 section 8.b. for previous discussion.
 - ii. The CRSW has called a special meeting to review the proposed closing for the sale of the property on Whitney Road. This is the property that has been in the process of being sold for several years. At the beginning of the year, the Co-op gave the purchaser an ultimatum to close or they would break the contract and sell to someone else. The purchaser has agreed to close.
 - iii. Ken and Beth will attend this meeting.
 - c. Letter from Ernie Beaulieu re Healthcare Costs
 - i. See Selectboard minutes 6/2/25 section 6.c. for previous discussion of healthcare.
 - ii. Mr. Beaulieu, a retired police officer, sent a letter requesting that the Town cover the cost of the health insurance rate increase.
 - iii. The Selectboard decided to cover that increase for active employees, but did not fund that for retired employees. There are 3 retirees. If the Selectboard decided to cover the expense for one person, they would need to do so for all of them.
 - iv. The Selectboard requested estimates of how much funding that increase would cost. They will review and decide at the next meeting.
 - v. Ken noted that Mr. Beaulieu was notified as soon as possible about the changed plan. NHIT shutting down was a surprise to everyone.
 - d. Old Tilton Road
 - i. A section of Old Tilton Road in front of house 237 was paved a few decades ago. Because it wasn't being maintained, in 2014 the Town sought to take out the pavement and replace it with dirt. At the time, the resident at 237 Old Tilton Road requested that the Town leave it and said he would maintain it himself. For several years he would get patch material from the Highway Dept and fill in the potholes himself, but in the last few years he has ceased maintenance.
 - ii. Another resident has complained about the potholes and Road Agent John O'Connor would like to revisit the idea of turning it back into a dirt road. There is so little pavement remaining that he would just cover it in dirt rather than remove the pavement.
 - iii. The Selectboard agreed to consider this route. Ken will send a letter to the resident at 237 Old Tilton Road to let them know the Selectboard is considering this idea.
5. Old Business
- a. Shell Meetinghouse Road Update
 - i. See Selectboard minutes 6/16/25 section 9.c. for previous discussion.
 - ii. Ken Stern attended as a resident, not as a member of the Conservation Commission. He used to be on the Planning Board and was curious about how discontinued roads are being handled now.
 - iii. Greg Meeh and Hillary Nelson sent a letter in reply to the Selectboard.
 - iv. Scott wanted to clarify that the Selectboard are only pursuing this because they received a complaint specifically about this road and the lock on the gate. They are not unilaterally deciding to pick on this road or trying to change its status.
 - v. In 2016, the Road Committee tried to sort through the question of whether a number of roads were discontinued legally or not. After consulting with legal counsel, the Road Committee and the Selectboard decided to take each road on a case by case basis as problems came up.
 - vi. The letter from Greg and Hillary appears to provide proof that the roads discontinued in 1928 were done legally for the laws of that time. If that is true, it could prove the discontinued status of 6 roads that were discontinued prior to 1948.
 - vii. Calvin discussed his research into the discontinued roads. The only road he couldn't find minutes showing discontinuation for was Sawyers Ferry Road in 1948.

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- viii. The Selectboard decided to consult with the Town's attorney to verify if this settles the question of Shell Meetinghouse Road and if this can be used as proof of discontinuance for the other roads done in this time period.
- ix. Later in the meeting Tim and Daimon Meeh arrived at the meeting. Scott gave a recap of the discussion so far.
- x. Tim sent Greg the minutes from the previous Selectboard meetings showing that they were doing this because a complaint was submitted.
- xi. Once the Selectboard gets confirmation from the attorney, they will confirm the decision in writing.
- xii. There was discussion about if there was a 2nd gate on the west side of Shell Meetinghouse Road. There currently isn't, but the Meeh's have had a number random cars driving down from that end, so they may need to put one up eventually.
- b. Tuition Reimbursement from Former Employee
 - i. See Selectboard minutes 3/3/24 for previous discussion.
 - ii. The former employee has failed to pay, even though the court ruled in favor of the Town.
 - iii. Ken has filed a motion for periodic payments. The courts will schedule a hearing date.
- c. 418 Shaker Road Update
 - i. See Selectboard minutes 11/18/24 section 6.c. for previous discussion.
 - ii. Ken and Joel are working with the property owner. The owner has had several conversations with Joel about getting the septic fixed, but so far no paperwork has been filed with the state for permits.
 - iii. At the 2/11/25 Planning Board meeting, the property owner's detached ADU was approved with the condition of the septic getting fixed. Ken is not sure if the ADU is currently being rented.
 - iv. Regardless of the ADU, the septic must still be repaired per state law.
- 6. Community Power Committee re Community Power Rates
 - a. See Selectboard minutes 6/16/25 section 5 for previous discussion.
 - b. Beth McGuinn (CCPC Member) attended to explain the new CPCNH rates.
 - c. The CPCNH Board decided to switch to a cost of services model for rate setting. So instead of one flat rate for all utility companies, each has it's own cost structure.
 - d. Since the utility companies have again chosen to take a loss and set their rates lower than how much it costs to provide the energy, this means the CPCNH rates are 1.5 to 2 cents higher than Unitil/Eversource/etc. This means that for this rate period, Community Power is the most expensive option.
 - e. Since the Selectboard decided to only use the adder if the price could be lower than the competitors, the default for Canterbury for this rate period (August 2025 through January 2026) is Granite Basic, the lowest cost Community Power option.
 - f. CPCNH will be sending out detailed materials to all residents explaining the rates and how to opt up/down. Beth McGuinn will send it to the Canterbury Newsletter for online posting.
 - g. The commercial rates are different from the residential rates, but those are also affected. The Town should consider if continuing with Community Power is wise for 2026 even though that is what the utility companies are hoping for by undercutting the prices.
 - h. Edgar Rivera (CCPC Member) is going to look into how much is in the Canterbury account with CPCNH, so the transfer can be made to the new Capital Reserve Fund.
 - i. There was some discussion about how this situation should be communicated so everyone understands what is happening, why, and what their options are.
- 7. Goodwin Road
 - a. See Selectboard meeting 5/22/25 section 4 for previous discussion.

- b. John O'Connor and Ken visited the road and found that there is not enough room to put a turnaround. Without a turnaround, plow trucks would have to back all the way up that road and that is not safe or practical.
 - c. The resident on Old Tilton Road who brought up this issue was concerned about Goodwin Road washing out into Old Tilton Road. John and Ken visited two days after large thunderstorms and it looked ok. John felt it could use some more ledge pack.
 - d. At their visit, they met the resident who lives in the last house before the hill. They didn't have any questions about the idea of making it into a dead end road.
 - e. The Selectboard decided not to pursue this.
8. Canterbury Shaker Village (CSV) Executive Director Erin Hammerstedt
- a. See Selectboard minutes 4/7/25 section 2 for previous discussion.
 - b. Ms. Hammerstedt attended to provide a quarterly updated on CSV.
 - c. CSV is still nervous about grant funding, but so far they have only lost one grant and it lost them \$7K. The Lily Grant is private and therefore safe from federal cuts, but the ILMS Grant is at risk.
 - d. CSV is offering free admission to Canterbury residents.
 - e. Ms. Hammerstedt discussed some of their fundraising efforts, special summer tours, summer concert series, and upcoming exhibits.
 - f. Ms. Hammerstedt explained that there are two volunteer groups that do work on the grounds, one are master gardeners who tend the landscaping and demonstration gardens and one are natural resource stewards who maintain trails and cut trees. They are looking for more volunteers. Ms. Hammerstedt will send that info to Beth for the Newsletter.
 - g. CSV had a dam inspection (conducted every 6 years). They learned about additional clipping and trimming that needs to be done.
 - h. The Fire Department tested the hydrants at CSV. It went great in the moment, but the increased pressure caused a couple pumps to fail. They would like to continue doing this once a year, but no more frequently than that.
 - i. CSV will be building a ramp to the eastern door of the Carriage House. They have gotten State and HDC approval. This ramp will be "boardwalk" style and bridge the current 8 inch step.
 - j. The Horse Barn roof is actively leaking. They have submitted for State and HDC approval and hope to get that done in the next couple of months.
 - k. They got funding to put a new roof on the Bee House and will be submitting for approvals soon.
 - l. They are in the approvals process for restoring the Meeting House. They are separating the project into windows and everything else because of how the HDC processes applications.
 - m. They are working on grant funding to redo the Brethren Shop bathrooms. They are aiming to do this work in the fall.
 - n. They have submitted for a \$250K LCHIP Grant to rehabilitate the East House.
 - o. CSV has hired a Director of Development, Cassidy Priester, to help with fundraising and grant writing.
9. David Booth Right of Way
- a. See Selectboard minutes 4/15/25 section 3 for previous discussion.
 - b. David Booth sent a letter to Ken and the Selectboard.
 - c. In the letter, Mr. Booth contends that the Planning Board meeting discussion in 2003 was more about the snowmobile trail portion of his property than the ROW in question. He also contends that he brought up this issue in 2022, thus staying within the 20-year limit set by the RSA.
 - d. The Selectboard decided to ask legal counsel for advice on how to proceed. Especially since a lot of the argument is how to interpret the minutes from that Planning Board meeting.
10. Budget Review
- a. See Selectboard minutes 6/16/25 section 9.f. for previous discussion.

- b. The Selectboard and Ken discussed budget lines in the July 3, 2025 Budget vs Actual report.
 - c. 3515 – Misc Revenues: This account is for receiving income that is unusual or unexpected. So far this year we have received \$14K. The largest items were \$4,755 from the Building Maintenance Capital Reserve Fund, \$1,571 from the Lucia Elkins Sick and Worthy Poor Non-expendable Trust, and \$7,210 from a grant to offset part of the Library weatherization Warrant Article.
 - d. 4194.17 – Municipal Building Maintenance: \$8,249 over budget due to unexpected malfunctions: new water softener, block heater replacement in the generator, and septic pumps.
 - e. 4191.4 – PB Legal Expenses: This is \$1,500 overspent and likely to go higher as the Planning Board handles the Exit 18 development application. An escrow account has just been created so that applicants can cover the cost when experts like lawyers and engineers need to be consulted. Meridian had offered money previously and now that we have the account, the Planning Board could request funds from them to cover future expenses related to that application. Ken will contact PB Chair about that.
 - f. 4194.7 – Sam Lake Maintenance: This is slightly over, due to repairs to the solar panels.
 - g. 4220.3I – Engine 2: This is over because the fire engine needed some repairs. The Fire Dept. bottom line still looks good.
 - h. 4311.T3 – T3 Repairs-2014 International: This is about \$10K over but that money was covered by the Highway Block Grant from the State.
 - i. 4311.T7 – T7 Repairs-2020 F550: This line is a little over for unexpected repairs.
 - j. 4311.14 – Training: This is over because the Highway Dept. sent two people to CDL school.
 - k. 4312.4G – Summer Gravel: This is over by \$223K because that is where the dirt road project is being charged to. This money is from the ARPA grant.
 - l. 4442.1 – Direct Assistance: This is almost fully spent. The Selectboard will discuss the particulars of the cases during non-public session.
 - m. Overall the bottom line is right where it should be despite the grant expenses (e.g. ARPA, Library Weatherization) putting it out of whack.
11. Selectboard Representative Reports
- a. Historic District Commission – Calvin
 - i. Ms. Hammerstedt pretty much summarized everything that was brought up at the last HDC meeting.
 - ii. The HDC is seeking alternates.
 - b. SAU80 Schoolboard – Calvin
 - i. The next meeting Calvin will attend is in August. He will be on the agenda to ask the questions the Selectboard had about traffic at Canterbury Elementary School during afterschool pickup.
 - c. Agricultural Commission – Calvin
 - i. They haven't met since the last report.
 - d. Recreation Committee – Calvin
 - i. Randi Johnson (RC Chair) emailed Calvin an update.
 - ii. Soccer planning has started. Registration info will be sent out soon and new uniforms will need to be purchased.
 - iii. Halloween will be Saturday October 25th. They would like to book the Town Hall for the bathroom.
 - iv. They will begin planning the Christmas Tree Lighting soon.
 - v. Beth suggested that they talk to the Trustees of the Trust Funds about one of the trusts that may be able to pay for new nets for the soccer program.
 - e. Conservation Commission – Beth

- i. The CC skipped their last meeting in lieu of an informational session with Five Rivers Conservation Trust for people looking to conserve their land. It was well attended and folks seemed to be interested.
 - ii. They are working on making a little bridge at Kimball Pond and trying to schedule work days around the weather and bugs.
- f. Energy Committee – Beth
 - i. They are still looking at planning several fall workshops.
- g. Community Power Committee – Beth
 - i. The first meeting with Beth McGuinn and Edgar Rivera is coming up soon.
- h. Tricentennial Committee – Scott
 - i. The art contest winner was announced June 19th. That artwork will be used for the Police Dept.'s Tricentennial Badge.
 - ii. Beth added that the group has a ton of energy and ideas so 2027 will be busy.
- i. Planning Board – Scott
 - i. At the 6/24 meeting, the application from Meridian was voted to have regional impact, so discussion was halted so neighboring communities could be notified. Many residents attended. The hearing will be continued on July 22 at the Town Hall and there will be a site walk at 6 p.m.
 - ii. Tomorrow night's meeting will involve reviewing the draft Solid Waste Chapter of the Master Plan. The Selectboard and Conservation Commission are also invited to discuss the sludge ordinance.
 - iii. The July 22nd meeting will also have a hearing for a minor subdivision at 75 Intervale Road.
- 12. Transfer Station Report from Aries Engineering
 - a. See Selectboard minutes 6/16/25 section 6.w. for previous discussion.
 - b. Aries is waiting on info from the electrician. Ken will be meeting the electrician to look at the Transfer Station tomorrow.
 - c. Once they get that information, the report will be finished. Ken will distribute it once it arrives and invite the engineer, George Holt, to come to a Selectboard meeting to discuss.
 - d. Beth encouraged people to volunteer at the Gilford Transfer Station with their foam recycling program.
- 13. The Selectboard discussed whether the meetings should continue at 5 p.m. or move back to 6 p.m. They decided to keep it at 5 p.m. for now.
- 14. Executive Session
 - a. Scott made a motion at 6:40 p.m. to enter into Non-Public session as per RSA 91-A:3 II (a) to discuss a personnel matter and II (c) to discuss welfare. Beth seconded. All in favor by roll call, motion carried.
 - b. Scott made a motion at 7:27 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.
- 15. Welfare Manifests
 - a. Beth made a motion to sign the Welfare Manifest in the amount of \$1,644.68. Scott seconded. All in favor by roll call, motion carried.
 - b. Beth made a motion to sign the Welfare Manifest in the amount of \$1,661.99. Scott seconded. All in favor by roll call, motion carried.
 - c. Beth made a motion to sign the Welfare Manifest in the amount of \$5,321.37. Scott seconded. All in favor by roll call, motion carried.
 - d. Calvin made a motion to sign the Welfare Manifest in the amount of \$1,396. Beth seconded. All in favor by roll call, motion carried.

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16. Adjournment

- a. Scott made a motion to adjourn the meeting at 7:30 p.m. Calvin seconded. All in favor by roll call, motion carried.

Next Meeting: 2025 July 21, 2025 5:00 p.m. at the Meeting House

Minutes submitted by Kal McKay, Administrative Assistant