

2025-08-04 Board of Selectmen Minutes

Town of Canterbury, NH
Board of Selectmen
Date: 2025 August 4
Location: Meeting House

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

Town Administrator: Ken Folsom

Others Present: Kal McKay (Admin Assistant), Edgar Rivera (Libertad Press NE), Joshua Gordon

1. Call to Order
 - a. The meeting was called to order at 5 p.m.
2. Administration
 - a. The Selectboard signed:
 - i. Beth made a motion to sign the Accounts Payable Manifest in the amount of \$530,129.11. Calvin seconded. All in favor by roll call, motion carried.
 - ii. Beth made a motion to sign the Payroll Manifest in the amount of \$55,454.96. Scott seconded. All in favor by roll call, motion carried.
 - iii. The Selectboard signed an interfund transfer from Frank Drew-Library Unrestricted Fund to TDBank Operating A/C in the amount of \$1,516.73. This is to cover costs associated with expanding Elkins Library's "Library of Things".
 - iv. The Selectboard agreed to appoint Ken Folsom as the Employer Representative for SchoolCare Membership Council.
 - v. Yield Tax Levy for Map 223 Lot 8 in the amount of \$953.86.
 - vi. NH DRA PA-16 application for reimbursement to towns and cities in which federal and state forest land is situated.
 - b. Previous Minutes Approval
 - i. Kal read aloud the two suggested changes to the 7/21/25 minutes.
 1. Line 254: replace "could have covered" with "might have been able to cover".
 2. Line 289: replace "provide reasoning when they ask the Selectboard to appoint a new member" with "provide their reasoning for recommending new members to the Selectboard."
 - ii. Scott made a motion to approve the public minutes as amended for the Selectboard meeting on July 21, 2025. Beth seconded. All in favor by roll call, motion carried.
 - iii. Scott made a motion to approve the non-public minutes for the Selectboard meeting on July 21, 2025. Beth seconded. All in favor by roll call, motion carried.
3. New Business
 - a. Baler Donation
 - i. There is an antique baler in the Sam Lake House Garage. It needs to be removed before the renovation can continue on the inside of the building.
 - ii. Ken spoke with Mark Stevens and he suggested offering it as a donation to the Canterbury Shaker Village first and to the farm museum in Milton second.
 - iii. The Selectboard agreed to offer it for donation to those places.
 - iv. There was discussion about event venues it could be sold to if no one wants it as a donation.
 - b. Flood Plain Update
 - i. FEMA has been working on updating the Canterbury floodplain maps. They are finished with the updates and sent out the new maps. Those maps will go into effect on 1/1/26. There is an appeals process in case anyone objects.

- ii. FEMA sent out a list of addresses but the overlay maps can be found online. FEMA will notify residents who are determined to be in the floodplain. This is to encourage people to get flood insurance.
- c. Tree Next to Sam Lake House Garage
 - i. The very large old maple tree between the Sam Lake House Garage and the Parish House is showing signs of rot.
 - ii. Ken asked Brian Magoon for how much it would cost to remove it. Mr. Magoon quoted \$2,800 to take it down and \$850 to clean up the stump.
 - iii. Ken confirmed with Road Agent John O'Connor that the Highway Dept. could clean up the tree if Mr. Magoon limbed and felled it. Ken will ask if that would reduce the cost at all.
 - iv. Beth will give Ken another name to get a quote from.
 - v. Sam Papps wanted to keep useable parts of the tree to make something for the Tricentennial celebration.
 - vi. There was discussion about replacing the tree. It would have to wait until after construction on the garage is finished. Replacing this tree could be part of the Tricentennial celebration since they are thinking of planting 300 trees around town.
 - vii. Mark Stevens suggested to Ken that the time capsule for the Tricentennial celebration could be kept in the Sam Lake House Garage. The Selectboard were open to it, but depending on the size, it could also go in the Town Office so it would be more visible to the public.
- 4. Old Business
 - a. Tree Planting in Center
 - i. See Selectboard minutes 11/18/24 section 5.b. and 9/23/24 section 9.g. for previous discussion.
 - ii. Kevin Bragg wanted to know if the money for planting a new tree in the Center was still available. Ken confirmed that it was. This is to replace the maple by the center cemetery that was removed by Unitil.
 - iii. Kevin also wanted to discuss where to place a new spruce in the Center when it is time for the existing spruce to be replaced. Ken will contact him and arrange a time for Kevin to walk around the Center with the Selectboard to find an appropriate location.
 - b. Road Discontinuances
 - i. See Selectboard minutes 7/21/25 section 3 for previous discussion.
 - ii. The Board discussed how to proceed with getting the remaining discontinued roads confirmed. Calvin has been doing research on them and should have all the needed documentation by the next meeting.
 - iii. The remaining roads that need verification are Sunset Hill Road, Merrill Road, Shaw Road, and Sawyer Ferry Road.
 - iv. Rene Brooks brought up Hannah Dustin Drive to Scott. Part of this road was discontinued in the 60s, but it appears the Town never filed in the State Supreme Court. Ken wasn't sure if the filing should have been done by the State since at the time, Hannah Dustin Drive was a State road.
 - v. When the bridge on Hannah Dustin Drive was taken down, the road was discontinued on the Canterbury side 850 ft starting at the center of the river. About 125 ft of that was on land, which puts the discontinuance line right in front of Ms. Brooks house. She would like it discontinued further to reduce traffic.
 - vi. Ken explained that Ms. Brooks brought this to the Selectboard a few years ago and the Board agreed to bring it to Town Meeting if she brought forward the warrant article language. She never did, so the issue dropped. If she wants, this could be reopened.
 - vii. There was discussion about if abutters will own to the center of the roads or to the stone walls as these discontinuances are settled.

- viii. Calvin explained that will depend on if the Selectboard paid for the land when the road was first created. He has the original road layouts, but it will take significant work to figure out which layout goes with which road. Calvin suggested settling the discontinuance first, then examining the layouts, and if the layouts are inconclusive, put the onus on the landowner to prove where their boundary line should be.
- ix. Kal asked if the Selectboard has the authority to give up the right of ways on these roads. Ken didn't think so, but adverse possession would take effect if anyone built on these roads and it went uncontested for long enough.
- x. The Selectboard identified Ames Road and Hannah Dustin Drive as priorities.
- xi. Calvin will continue his research and potentially meet with Ken, Assessor Mandy Irving, and Road Agent John O'Connor.
- c. Concord Regional Solid Waste Land Sale
 - i. See Selectboard minutes 7/7/25 section 4.b. for previous discussion.
 - ii. CRSW had their meeting last week. The CRSW Board effectively voted to sell the land by allowing the Chair to sign the closing documents.
 - iii. The CRSW Board discussed what to do with the money from the sale and decided to distribute it back to the towns. For Canterbury, that will be \$8,472.98 that goes into the general fund as unanticipated revenue.
 - iv. The land was originally bought by the Co-op for ~\$2M and sold at a loss for ~\$1.5M. The original cost was collected from towns through tipping fees.
 - v. Because the purchaser was paying the Co-op interest in case the sale didn't go through, there is now \$58K in addition to the \$1.5M. That interest money will go to closing costs and the remainder will be put towards facility maintenance.
 - vi. The Co-op has a 30-year plan with \$1.3M set aside. That money is required to be kept on hand by DES in case there is a catastrophic failure that needs to be cleaned up.
 - vii. The Co-op also has a 100-year plan with \$750K set aside. The requirement to have a 100-year plan was discontinued by DES. The Co-op Board decided to transfer \$100K from that account each year for the next 8 years to put towards facility maintenance. This will result in operating costs for the facility going down a little bit.
- d. Tuition Reimbursement from Former Employee
 - i. See Selectboard minutes 7/7/25 section 5.b. for previous discussion.
 - ii. Ken filed for periodic payment on July 1st. He contacted the court and found out they will take 60-90 days to process it, so we won't hear back for awhile.
- e. David Booth Right of Way
 - i. See Selectboard minutes 7/7/25 section 9 for previous discussion.
 - ii. Ken forwarded the email from the attorney to the Selectboard. Essentially, through adverse possession, the Town is not obligated to do anything for Mr. Booth.
 - iii. The Selectboard agreed with this position.
 - iv. Calvin suggested making a deal with Mr. Booth anyway as a gesture of goodwill.
 - v. Mr. Booth asked for 50 ft to reach his property, but the Town can only give 27 ft because of the location of utilities. Mr. Booth can still contact the neighbor on the other side to try and reach the full 50 ft.
 - vi. Ken will draft a letter explaining the Town's position to Mr. Booth and send it to the Selectboard for review.
- f. Selectboard Representative Reports
 - i. The Selectboard decided to push this to the next meeting, since there haven't been any meetings yet this month.
- g. Gas Station at Exit 18

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- i. Beth asked if the gas station at Exit 18 was moving forward. At the ZBA hearing for this project (12/11/2024), the owner argued that the property hadn't been abandoned, but it continues to appear abandoned.
 - ii. No one present knew for sure what the state of the project is. Ken plans to have Joel give them a call when he is back from vacation.
- h. The Selectboard signed a card for Robin Preve. (7/21/25 section 7.c.)
- 5. Event Sign in the Center
 - a. Calvin was approached by several residents who would like the Town to have a sign in the Center to let people know about events. Similar to the sign in front of CES with the removeable letters.
 - b. Ken explained that there was a push to do this several years ago but it was dropped because no one could decided where to put it or what it should look like. Beth did several mockups for it.
 - c. There was discussion about all the different places that residents can find information on local events, similar signs in front of other buildings, and where such a sign might go in the Center.
 - d. There is a policy about leaving signs up in the Center, but no one follows it. Ken hasn't addressed any of the signs that are in violation because no one has complained yet.
 - e. Even though the effort failed last time, the Selectboard agreed this idea was worth pursuing.
 - f. Calvin will bring this up at the next Historic District Commission meeting since they would have to be on board with an idea like this.
- 6. Executive Session
 - a. Scott made a motion at 5:52 p.m. to enter into Non-Public session as per RSA 91-A:3 II (d) to discuss a contract negotiation. Beth seconded. All in favor by roll call, motion carried.
 - b. Scott made a motion at 6:02 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.
- 7. Adjournment
 - a. Scott made a motion to adjourn the meeting at 6:03 p.m. Beth seconded. All in favor by roll call, motion carried.

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

Minutes submitted by Kal McKay, Administrative Assistant