



# TOWN OF WARNER

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## Selectboard Meeting DRAFT Minutes February 14, 2023

**Tuesday, 6:30 pm Lower Meeting Room Warner Town Hall 5 E Main St**

### **I. 6:30 pm Open the Meeting/Roll Call**

Chair Sam Bower opened the meeting at 6:32 p.m. and recognized the presence of Board members Christine Frost and Lois Shea.

Also present: James Gaffney; Ken Cogswell; Jonathan Lord; Martha Mical; Karen Coyne; Bill Hanson; John Leavitt; Clyde Carson; Town Administrator Diane Ricciardelli; Selectboard Administrative Assistant Judith Newman-Rogers; and Recording Secretary Ray Carbone.

### **II. Public Hearings**

#### **For the purpose of hearing public comments regarding Discretionary Preservation Easements for Historical Agricultural Structures**

##### **a. 9 West Main St**

###### **1. Open the Public Hearing**

###### **2. Presentation**

With the aid of former Select Board member Clyde Carson and Town Staff, the Board explained how awarding these easements would provide a tax incentive for the property owners to preserve and restore their historic structures.

###### **3. Open for Public Comment**

None

###### **4. Close Public Comment**

###### **5. Board Discussion/Action**

After a brief discussion, the Board using the state's rating system, which was implemented by the Board members recently, stated the assessment of the barn and the land the barn is on at 9 West Main Street would be reduced by 53%.

###### **6. Close the Public Hearing**

##### **b. 21 School St**

###### **1. Open the Public Hearing**

###### **2. Presentation**

The Selectboard briefly explained the location of the property and barn stating that the age was difficult to determine due to the fact that the barn had been moved from another location.

**3. Open for Public Comment**

None.

**4. Close Public Comment**

**5. Board Discussion/Action**

After a discussion, the Board, using the state's rating system, which was implemented by the Board members recently, stated the assessment of the barn and the land the barn is on at 21 School Street would be reduced by 44%,

**Selectperson Frost made a motion to grant the two preservation easements as requested; Bower seconded. In a voice vote, the Board unanimously approved the motion.**

**6. Close Public Hearing - at 6:45 p.m.**

**c. For the purpose of hearing public comments to accept and expend Groundwater Protection Grant Funds of \$14,300**

**a. Open the Public Hearing**

**b. Presentation**

Town Administrator Ricciardelli said that all preliminary work for this grant has been done, which includes this required public hearing.

**c. Open for Public Comment**

None

**d. Close Public Comment**

**e. Board Discussion/Action**

Selectperson Frost suggested a hearing of this type – for a grant to fund a Town project – could be brought before the Selectboard earlier in the process to allow more time for a thoughtful public hearing.

**Chair Bower made a motion to accept the funds. Frost seconded. In a voice vote, the Board unanimously approved the motion.**

**f. Close Public Hearing - at 7:01 p.m.**

**III. Appointments**

None.

**IV. Old Business**

**a. Zoning Non-Compliance, Couchtown Rd.**

No action taken since last report. Board Administrative Assistant Newman-Rogers said she would ask about an expected report from the Town Building Inspector about the property.

**b. Resilient Buildings Group Level II Energy Audit for Warner Community Center (WCC)**

Chair Bower said this item is on the agenda simply as a reminder to ask for a company representative to appear before the Board; at the same time, resident Anthony Mentos, who works for SMP Architecture and has been providing support to the Town, will also address the Board. Bower said he would call Mentos to try to move things along.

**V. New Business**

**a. Clyde Carson, Community Power Coalition Cost Sharing Agreement**

Carson updated the Board on the Community Power Coalition plan, which voters will consider at the upcoming Town Meeting. He asked the members if they would support the idea of having a Warner representative serve on the nonprofit organization's Board of Trustees. After a brief discussion, the Board agreed with the proposal.

James Gaffney asked if the Town had spent any money on supporting the Town's participation in the Community Power Coalition program. Chair Bower said it was a minor amount to notify residents about the program, which is not unusual given its potential impact. Gaffney also questioned the wording of the Warrant Article that will be considered at the Town Meeting, saying, "It seems to commit us to a lot of nonspecific stuff." Town staff said all Warrant Article language has to be approved by the NH Department of Revenue Administration (NH DRA).

Selectperson Shea proposed that consideration of this item be postponed to the next meeting; that will allow time for both the NH DRA and Town Counsel to review the language. The other Board members agreed.

**VI. Administrator's Report – Diane Ricciardelli**

- a. Town Administrator Ricciardelli said she's busily preparing for the upcoming Town Meeting: confirming budget figures with NH DRA; working on the Warrant Articles; and wrapping up work on the Town Report with Board Administrative Assistant Newman-Rogers. The report is scheduled to be at the printer by the end of this week.
- b. Ricciardelli said the Town recently received notice that its grant application for \$11,450, to pay for work done by Central New Hampshire Regional Planning Commission has been approved; the work is related to updating the Housing section of the Master Plan. A public hearing to accept the funds will be scheduled for the Board's next meeting on Tuesday, March 7.
- c. Ricciardelli reported that the Central New Hampshire Boys and Girls Club is hiring the staff it needs, and it is moving forward with its plan to open a childcare facility in the Warner Community Center (WCC). She is working to provide the organization with appropriate keys to the facility.
- d. Ricciardelli presented the Board with the Warrant Articles, in the order to be presented at Town Meeting, based on its previous discussions. The Board still has time if the members wish to make changes.

**V. Select Board Other Business**

- a. Selectperson Frost said the Corridor Committee, which she serves on as chair, is interested in making a formal presentation before the Selectboard, but the members have decided to wait until after Election Day when the new Selectboard is seated. They've requested to attend the April 11 meeting; following that, the members hope to have at least one public forum about their work.
- b. Selectperson Frost requested that Town staff and Selectboard members reach out to Tim Allen, who is Director of the Department of Public Works and the Town's Road Agent. The Road Committee's last scheduled meeting was postponed due to a snowstorm, she said, and the meeting should be rescheduled.
- c. The Mink Hills Recreation Committee is still working and plans to move ahead at this time, Frost reported. It may have a Warrant Article ready for the 2024 annual Town Meeting.
- d. Selectperson Frost lamented a recent front-page story in the *Concord Monitor* that indicated the Town's annual Operating Budget would increase 18%. The information was piecemeal and doesn't reflect the whole budget that will be presented at Town Meeting.
- e. Selectperson Frost is spearheading a Volunteer Staff Appreciation event to be held in Town Hall April 15.
- f. Selectperson Shea reported again on plans to have high school students volunteering to provide free childcare services at Simonds Elementary School from 5:30-8:30 p.m. during the annual Town Meeting.

- g. Selectperson Shea also asked if the Town has received any responses to its recent Employee Survey. Chair Bower said he's received some but has not had time to review them.
- h. Chair Bower reported that the Kitchen restaurant is being sold later this month and the new owner is seeking to make sure the liquor license will remain in place. Bower asked if the Board could hold a short meeting to address the issue; a meeting will be scheduled for Friday, Feb. 17, in Town Hall at 7 p.m. (The Selectboard provides initial approval for local liquor licenses, but the applicant then has to apply to the NH Liquor commission.)

**VI. Public Comment**

- a. James Gaffney asked about Warner Connects Food Pantry, which operates in the Warner Community Center (WCC), which needs additional space to meet with clients.

Selectperson Frost said she's working with the other Board members as well as the nonprofit organizations that rent space in the WCC to come up with an overall plan for making the best use of the facility.

- b. Gaffney also asked if the Selectboard has considered responding to the information in the *Concord Monitor* story. The Board indicated that it's satisfied that Budget Committee Chair Mike Cutting will give a good explanation of the budget to voters at the annual Town Meeting.

**VII. Manifest**

Chair Bower made a motion to authorize the Select Board to approve manifests and order the Treasurer to sign:

- Accounts Payable check numbers 6871 through 6882, dated 2/1/2023, in the amount of \$540,203.32, which includes the monthly payment to the KRSD of \$420,000 and first half 2023 allotment to the Pillsbury Library of \$108,749.50.
- Accounts Payable check numbers 6883 through 6884, dated 2/9/2023, in the amount of \$62,744.68, which includes the February 9<sup>th</sup> payroll deposit of \$48,419.65.
- Payroll paper checks numbers 3216 through 3225 and direct deposit check numbers E00649 through E00677, dated 2/9/2023, with a net check and direct deposits totaling \$48,419.65.
- Accounts Payable check numbers 6885 through 6895 dated 2/9/2023, in the amount of \$19,424.93.

Frost seconded. In a voice vote, the Board unanimously approved the motion.

**VII. Consent Agenda**

Motion to Approve as signed by the Warner Select Board:

- 1. Notice of Intent to Cut
  - i. Map 408 Lot 3 (Salisbury & Warner) Kearsarge Mountain Road 4+/- acres of 24
- 2. Building Permits for:
 

i. Map 03 Lot 24-15CC	Pleasant Lake Estates
ii. Map 14 Lot 040	Kearsarge Mountain Road
iii. Map 14 Lot 039	Kearsarge Mountain Road

Frost seconded. In a voice vote, the Board unanimously approved the motion.

**IX. Non-Public Session - Under RSA 91-A:3 (c)** - matters if discussed in public would likely affect adversely the reputation of any person

At 8:40 p.m. Chair Bower made a motion to go into Non-Public under the above RSA.

ROLL CALL: Bower, yes; Frost, yes; Shea, yes.  
Motion passed unanimously.

Bower said the Board would not announce any actions when it returns to Public Session.

Non-public summary:

The Selectboard reviewed the few returned employee surveys regarding the review process implemented in 2022.

The Board ended the non-public, returned to public session and adjourned at 8:50 pm.

**Adjourn**  
**8:50 pm**