

Selectboard Minutes
December 9, 2025

Present: Paul Kleinman, Chair
Letty Bedard
Andy Artimovich
Jim Michaud
Bob Mantegari

At 6:00 Kleinman called the Public meeting to order.

Mantegari motioned to approve the manifest. Michaud seconded the motion; all were in favor.

Mantegari motioned to approve the consent agenda. Seconded by Michaud; all in favor.

Adrienne Summers of Whitney Consulting Group was in to give her recommendation of the Land Use Change Tax that needs to be assessed for the River Run Development. Her recommendation, based on a site visit to the property today, is to assess a \$150,000 Land Use Change Tax (10% of a \$1,500,000 land value) for Phase II of the development. This is in alignment with an agreement that was made between the then assessor and the developer to assess the lots at \$50,000 each for the 30 Phase II lots. It will not apply to Phase III which will be assessed at fair market value. She met with the developer today and his hope is to take all of the lots, including Phase III, out of Current Use at this point at the \$50,000 assessed value. Summers explained that the RSA does not permit that. Mantegari made a motion to accept the assessed Land Use Change Tax in the amount of \$150,000 for Phase II of the River Run Development, with all rights reserved. The motion was seconded by Artimovich. All voted in favor. Summers will draft the paperwork for the next meeting including the Authorization and Warrant for the Land Use Change Tax. In addition, she will forward a copy of the email in which the former assessor and the developer made the agreement.

Kleinman explained that about 3 months ago, the Board had a discussion with KRT who performed the town reevaluation. At that meeting, KRT explained that a statistical reevaluation had been completed and the next step was in person inspections of each property. Kleinman continued, that postcards have just been received by taxpayers explaining that KRT will be starting the in-person inspections shortly. He expressed concern about the timing. Artimovich noted that we knew this was coming and that assessing is a continuous process. Michaud added that if the KRT representatives find anything wrong or missing, the assessment will be changed as of the next tax bill. Summers explained that any changes resulting from the site inspections will not affect the 2025 assessments or tax bills unless they file an abatement and it is approved. Michaud commented that residents who had not tuned into the Selectboard meeting with KRT may not be aware that this was coming. Summers added that residents are not legally required to allow them entry into their homes. Kleinman just wanted to express, publicly, that he is unhappy with the timing.

The Board discussed the open position of Welfare Director. There were 2 applicants. One was willing to perform the duties in conjunction with a couple other area towns; the other was Laura Hajjar, who has stepped in as interim Welfare Director. Michaud thanked Laura for filling in for the past few months. Hajjar said she's put in about 36 hours since August. She feels that once she's finished getting things organized and up and running, it would be about 5 hours/quarter of work. She feels the \$2,700 stipend is

adequate. The position is defined by statute as to required responsibilities. Bedard explained that at the Budget Committee meeting the prior night, they changed the total budget to add \$50. Artimovich does not recommend having a remote employee in this position. All parties involved agreed to waiving the right to a nonpublic meeting to vote on hiring Laura Hajjar as Welfare Director. Michaud made a motion to appoint Laura Hajjar as Welfare Director for a 3 year term. Mantegari seconded the motion; all in favor. Mantegari made a motion, seconded by Bedard, to open the Welfare budget. Mantegari made a motion to change the bottom line to \$21,168. Bedard seconded the motion; all voted in favor.

A Cease & Desist for the property identified as Map/Lot #216.035.000 was discussed. At their last meeting, the Planning Board voted to deny a site plan application for this property due to noncompliance issues, multiple continuances, and failure to appear for their scheduled meeting on 12/4/25. Mantegari made a motion, seconded by Michaud, to table this discussion in order to get answers to a few questions from our Town Planner or Land Use Administrator. All voted in favor.

Town Administrator Julie Stevens suggested the Board take a look at the current policy regarding In Lieu of Insurance payment. It currently stands at \$25/week totaling \$1,300 for the year. The Library pays \$2,000/year. Michaud made a motion to increase it to \$3,500/year. Following discussion, the Board decided to table discussion and recommends either a new committee look into this or the Health Benefits committee. Michaud withdrew his motion.

The Board discussed their holiday schedule. They decided to leave it as and hold meetings on 12/23 and 12/30.

Under Old Business, Stevens updated the Board on Chief Murch's reinstatement through Police Standards & Training. He was notified that he does not need Form E as he has submitted Form J. Regarding his hearing with Police Standards & Training, he does need to have a Select Board representative on 12/12. Michaud will attend.

The Board members shared Committee updates.

- Michaud & Chief Murch had a good meeting at New England Dragway.
- Michaud informed everyone that there will be an Informational Meeting with Questions & Answers for the public on Thursday evening at 7pm to discuss the Municipal Building Committee recommendation for a new Police Station at a projected cost of \$5.6 million.
- Bedard questioned the status of the audit. Stevens explained that they will not be returning to the Town but are finishing up remotely. Reports are still being uploaded to them to complete the task.
- Bedard asked if we did a Capital Improvement Plan for the 2025 year. Doug Finan of the Planning Board will check with Town Planner Glenn Greenwood.
- The Budget Committee reopened several budgets to adjust for the 2.8% performance-based salary increase. Bedard also noted that at that meeting Road Agent Wayne Robinson stated he could use an additional employee at the Highway Department. She suggested the Board consider a warrant article for this. Michaud responded that he spoke with Robinson and he said he is all set.
- Bedard mentioned that the Board should try to get feedback from the residents about the services that they would like to have/continue to have. These services cost money and input is needed as to whether or not they want to continue with what we have. If the townspeople want the budget

cut further, services are going to be affected. Kleinman believes this will be a topic at Town Meeting.

- Artimovich gave a shout out to Chief Murch for his attendance at the Santa Clause event at the Library and the Brentwood Newsletter folding.
- Kleinman gave an update from the Planning Board. There are some important ordinances that are being presented this year. For instance, ADUs (Accessory Dwelling Units) and Workforce housing.
- Stevens made a suggestion that the Town Office building get rekeyed given the amount of employee turnover over the past year. The Board agreed.
- Stevens distributed a copy of the Treasurer's report. The report beginning balance goes back to 12/2 as the Treasurer did not include payroll & payables in last week's report. The 12/2 beginning balance was \$1,969,362.31. Deposits between last week and this totaled \$588,849.57. Expenses over the 2 week period including payables, payroll and school payments were \$1,593,982.20. The ending balance as of end of day 12/9 is \$964,229.68.

At 7:50pm Kleinman opened public comment.

- Doug Finan, Brentwood Planning Board, wanted to update the Board that the Planning Board budget that was voted on by the Select Board last week was approved by the Planning Board. There was some question about that last week.
- Jim Hajjar, Chair of the Cemetery Trustees, came before the Board regarding the Poor Farm Cemetery which is now Town property. They have a company that will do the survey to determine boundaries. The cost of the survey is \$1,350. They don't have enough money left in their budget and is asking the Board for their opinion on where the expense should fall. The Board asked the Town Administrator to look into it. Mantegari made a motion, seconded by Michaud, to approve the expenditure. All voted in favor.
- Artimovich asked Hajjar about the question that arose about the viability of using the Stevens property as a cemetery. Hajjar said that yes part of that property is in Kingston. They would just need to get permission from Kingston to use the location for that purpose.
- Hajjar made note that some of the budgets that have been approved by the Select Board have included cents. It was agreed that these numbers can be rounded up or down as appropriate.

At 8:00pm, Mantegari made a motion to go into Nonpublic per RSA 9a-A:3II(a). Michaud seconded the motion; all voted in favor.

At 9:00pm, Artimovich made a motion to come out of nonpublic and seal the minutes. Mantegari seconded the motion, all voted in favor.

Respectfully submitted,

Julie Stevens