

Selectboard Minutes
December 30, 2025

Present: Paul Kleinman, Chair
Letty Bedard
Jim Michaud (remote attendance)
Bob Mantegari

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

A motion was made by Mantegari to allow Jim Michaud to attend the meeting remotely due to illness. Bedard seconded the motion. Kleinman, Bedard & Mantegari voted in favor. Motion carried.

Kleinman noted that Artimovich is unable to attend due to his work schedule.

Bedard questioned Chief Murch about the difference in OT between last week and this. He responded that he reviews all timecards before they go to payroll so whatever was submitted is correct.

Mantegari motioned to approve the payroll & A/P manifest. Bedard seconded the motion; Kleinman, Bedard, Mantegari & Michaud voted in favor.

Mantegari motioned to approve the consent agenda, seconded by Bedard. Kleinman, Bedard, Mantegari & Michaud voted in favor.

Police Chief Murch was in with new hire Jason Newman. Mantegari made a motion, seconded by Bedard, to sign the appointment slip for Newman as Brentwood Police Lieutenant. Kleinman, Bedard, Mantegari & Michaud voted in favor. Heather Haggett, Deputy Town Clerk/Tax Collector, performed the swearing-in of Lt. Newman.

Adrienne Summers, Brentwood's contracted Assessor, was in with a number of assessing related items for the Board to review/sign:

- There were 10 abatements for residents who had been approved for Veterans Credits but the credits did not properly transfer into the new assessing software. Bedard made a motion to approve the abatements. Mantegari seconded the motion. Kleinman, Bedard, Mantegari & Michaud voted in favor.
- Summers presented an abatement request for 16 Middle Rd. There's a credit that needs to be cleared from the tax collector's books in the amount of \$306 as a result of a correction to the tax cards after it was discovered that the 2 homes on the property had erroneously been split into 2 tax cards. Mantegari made a motion, seconded by Bedard to approve the abatement. Kleinman, Bedard, Mantegari & Michaud voted in favor.
- Eversource had paid the State Education Tax portion of their tax bill directly to the state. An abatement was presented in the amount of \$653. Bedard questioned what proof we have that they paid this and if/how we get paid by the state. Summers will do some research and get back to the Board.
- Langdon Construction on Rte 125 received a tax bill for the parent parcel in addition to the lots that have been developed. The parent parcel should not be getting billed. Summers requested an

abatement in the amount of \$615. Mantegari made a motion to approve the abatement. Bedard seconded the motion; Kleinman, Bedard, Mantegari & Michaud voted in favor.

- Summers shared a Supplemental Tax Warrant in need of signing for Rockingham County in the amount of \$2,614. This is for County owned parcels that they are supposed to pay a certain percentage of. This information did not properly transfer from the old system to the new. Mantegari motioned to sign the Supplemental Warrant. The motion was seconded by Bedard. Kleinman, Bedard, Mantegari & Michaud voted in favor.
- Summers explained that House Bill 99 Chapter 15 was signed into law amending RSA 72:35. The amendment no longer allows Veterans with a Service-Connected Total Disability to receive both the Veterans credit (\$750 in Brentwood) and Service-Connected Total Disability credit (\$2,000 in Brentwood). Starting in 2026, they will only be permitted to receive one or the other. She is recommending that the Selectboard include a Warrant Article that will modify the credit amount to \$2,750 for Service-Connected Total Disability, the amount equal to the current sum received for the 2 credits. Bedard made a motion to include the Warrant Article on this year's ballot. Mantegari seconded the motion; Kleinman, Bedard, Mantegari & Michaud voted in favor.
- The land use change tax for the Mill Run Development was brought back to the Board by Summers for discussion. She is recommending \$150,000 based on the agreement between the prior assessor and the developer. Kleinman mentioned that we did receive an email chain from our former assessor that addresses the topic. Kleinman questioned whether or not the former assessor had authority to make any agreements. Summers believes the developer started building Phase 2 around April 1, 2025. This is the point of time the assessment on which the LUCT is calculated is based on. Kleinman read into the record the following email sent from the developer to Summers:

Hello Adrienne,

I found the email between Jim and I from August 2023. **(noted in red attached)** Because the email covered two different projects our discussions covered two subjects. The understanding was through 2025 the current use tax was to be \$5,000 per unit as discussed. I think you should be clear and bring to the attention of the board this is a condominium project, it comes out of current use when dirt is moved which is well over two years. I believe the law requires all the land is to come out valued at that time with only full approvals. It was been well over two years since infrastructure started. The law required the town had 18 months to bill for current use. That was not done. I defer to you to explain to the board what that means. I am keeping my side of what was agreed to as noted in the email attached with Jim.

Govern yourself Accordingly

Thank you,

JOE

Summers read RSA 79-A:7(c) related to land use change tax. She said we need to figure out when the road was started for Phase 2.

Mantegari suggested we contact Town Counsel for review and give us their opinion. Mantegari made a motion to reconsider the vote of 12/9/25 in favor of the \$150,000 LUCT. Michaud seconded the motion. Kleinman, Bedard, Mantegari & Michaud voted in favor. Michaud said we should wait to invite the developer in until we hear back from Counsel.

Town Administrator Julie Stevens presented the budget for Information Systems. A motion was made by Bedard and seconded by Mantegari to approve the budget in the amount of \$90,049. Kleinman, Bedard, Mantegari and Michaud voted in favor.

The Board members shared Committee updates and Old Business.

- Mantegari commended Chief Murch for his community involvement and getting out and sledding with the kids.
- Mantegari mentioned that the new Recreation Director is due to start on Monday. Stevens said we have not received the results of the background check. She asked if he could start on Monday as long as he just did office work and had no interaction with kids until the background check is approved. Mantegari made a motion to allow the Recreation Director to do administrative work until we receive the background check results. Michaud seconded the motion. Kleinman, Bedard, Mantegari and Michaud voted in favor.
- Michaud addressed a complaint about the timeliness of the plowing of their road. He explained that the highway department was short-staffed and asked the public to please be patient. They are working as quickly as they can.
- The Board signed a Rate of Pay Confirmation for Officer Cooper who was sworn in last week.
- Mantegari made a motion, seconded by Michaud, to approve of the signing of the Selectboard Questionnaire for Plodzic & Sanderson by Kleinman. Kleinman, Bedard, Mantegari and Michaud voted in favor.

At 7:09pm Kleinman opened public comment.

- Bruce Stevens, South Road and Planning Board member, noted that the Town keeps record of all road inspections so we should be able to find out when Phase 2 of the River Run Development began. He continued that the RSA seems very clear that the appraisal is at the time of change so he's not sure how a prior assessor can usurp that.
- Mantegari thanked Stevens for facilitating the new podium and getting the wood for its construction. Stevens will look into a plaque for the podium dedicating it to Dick Chamberlain.

At 7:15pm, a motion was made by Mantegari and seconded by Bedard to adjourn. Kleinman, Bedard, Mantegari & Michaud voted in favor.

Respectfully submitted,

Julie Stevens

12/30/25 Permits

Application:	Name:	Address:	Permit Type
25-00441	WAD Property Management	13 Prescott Road	Plumbing
25-00442	River Run Development	20 Edgewater Drive	Electrical
25-00443	River Run Development	9 Byrne Circle	Electrical
25-00444	River Run Development	24 Edgewater Drive	Electrical
25-00445	River Run Development	25 Edgewater Drive	Electrical