

Selectboard Minutes

July 21, 2026

Present: Robert Mantegari, Chair
Jim Michaud
Letty Bedard
Paul Kleinman
David Menter

At 6:00pm Mantegari called the Public Meeting to order.

Following the pledge, Mantegari and Michaud began reading the payroll and accounts payable with Michaud; Mantegari read the treasurer's report and then asked for a motion to approve. Kleinman motioned to approve and Michaud seconded the motion; all voted in favor.

Bedard made a motion to split the two non-public items; with discussion. Mantegari made a motion to approve non-public meeting minutes for July 7, 2026, as edited, Bedard seconded; Mantegari requested a motion for the public meeting minutes for July 7, 2026; Mentor moved, Michaud seconded; all voted in favor.

Deed signing; Bruce Stevens donated property to the Town of Brentwood for the Stevens Fields Cemetery. Appreciation from the Town for the donated land. Deed was signed and notarized.

Action Items

Jay Hipke: Building Permit Waivers

Mantegari asked if the home burned down, partial and if an abatement was filed. Hipke filed for a permit to rebuild the home and was denied based on lack of site plan and septic design. Hipke is requesting the Town of Brentwood to waive the site plan and continue to use the current septic system. Mantegari asked for Chuck to speak about the septic system. Chuck explained that there is no history of the septic system. Any new construction or addition to existing buildings needs to be a pocket plan for construction. Chuck also stated that if the survey is to scale and they can identify the property markers, there are the two reference points we need to find the location for existing and proposed. The Town needs to get the septic design stamped and inspected. Chuck suggested that Hipke hire a designer to do a pocket plan for him to do test pits and verify where a design can go.

Chuck indicated that Hipke needs the following items to move forward with construction: copy of the Site Plan, locate the property markers, NH Evaluator to evaluate the existing septic system and hire a designer to design a pocket plan of the property.

Cease and Desist

Letter was submitted to request a Cease and Desist for the property: 62 Crawley Road. Staff went out to the property and talked with the property owner. Notice was issued to property owner. Chuck offered to issue a written Stop Work Order from the Inspections Department. If necessary, a Cease-and-Desist letter can be issued.

Lynn Austin, 58 Cawley Falls Road, Brentwood, NH. Would like a Cease-and-Desist letter issued due to the ongoing cutting of the buffer since the owner has not complied with the Stop Work Order. Ms. Austin is asking for the property owner to go through a site review and approved for cutting and for wetlands and property encroachment. Ms. Austin is requesting the Town of Brentwood issue a cease-and-desist letter to her neighbor.

Chuck stated that the owner violated the 50' buffer between commercial and residential.

Michaud made the motion that the Town of Brentwood issue a cease-and-desist letter to the property owner of 62 Crawley; Mantegari seconded. The owner requested to speak. Dustin Clar claimed to clear out pile of trees vs. cutting trees. His father cut while he was out of town. Now everyone understands that no cutting is allowed right now. Kleinman asked the property owner why there has been commercial activity without a site plan presented to the planning board. Bedard asked if it was commercial activity. Mr. Clar stated that he did not operate a business out of there; he does park his dump truck on the property and majority of their equipment from a rental property. Mr. Clar stated that he has a couple trucks, dump truck and a couple excavators. He owns a paving company, and all his vehicles are in the rented yard.

Ms. Austin came back to speak about the amount of equipment and activity; and would like a cease-and-desist letter to be issued to Mr. Clar. Chuck agreed that the buffer has been violated and that Mr. Clar has been operating on the property as commercial use.

Mantegari stated there is a motion and a second to issue a cease-and-desist to Mr. Clar; all in favor except Bedard.

Kris Magnusson: Standard Power Community Program Agreement, 1 Wendell Drive, Brentwood, NH

Acting Chair of the Energy and Efficiency Committee formed in 2022. Goal was to implement a community power choice for Brentwood residents in response to a new state law. In 2024, the town voted to implement a community power program. To clear up confusion: there is an organization called the CPCNH (Community Power Coalition of New Hampshire) that Exeter belongs. The committee reviewed that choice and chose not to join that organization. Second option: hire a broker. The committee interviewed a variety of brokers. The committee hired Standard Power, and the committee has been waiting for Standard Power to launch the program. Ms. Magnusson shared drafts of the MOU. Since the committee hired Standard Power; the owner retired and the contact

person no longer works there. Ms. Magnusson is asking to send a letter to terminate the agreement, create a sub-committee and change the number of members, and rename the committee.

Michaud made a motion to terminate the agreement, Mantegari seconded; all voted in favor.

Michaud made a motion to terminate the current Energy and Efficiency Sub-Committee and create a new Sub-Committee; Community Power Sub-Committee. Mantegari seconded the motion; all voted in favor.

Ethics and Sexual Harassment Training for all staff and elected officials; tabled for now.

Regular Business

Request to approve Application for Elderly Exemption: Bedard made a motion, Mantegari seconded; Kleinman was absent for the vote; all the rest were in favor.

Library requesting to use CRF (Capital Reserve Fund) to cover maintenance costs. Bedard made a motion to approve, Michaud seconded; Kleinman was absent for the vote; all the rest were in favor.

Request to approve a Credit Card Authorization Form for employees; new and existing employees. Mantegari made a motion to approve the form, Michaud seconded; Kleinman was absent for the vote; all the rest were in favor.

Request to approve a policy for lost/stolen physical checks to forward the cost of \$25 on to the employee. Mantegari made a motion, Michaud seconded; all voted in favor.

Request to Steve Hamilton to be appointed to ZBA. Mantegari made a motion to approve Steve Hamilton to ZBA, Michaud seconded; all voted in favor. ZBA is also seeking alternates.

Committee Updates:

Michaud: National Night out is August 4th from 5pm-8pm, held at Rec Center; rain or shine. No updates on Fire or Highway.

Mantegari: Welcome Jay Manzi to the Town of Brentwood as the new Parks & Recreation Director

Kleinman: Farmer's Market at Crawley Falls: August 22, Sept 19, Oct 3

Bedard: Library met last week and still dealing with water in the basement.

Mantegari made the motion to go into non-public in accordance with Chapter 91A:311,a,b,c,d,e,l,m, Michaud seconded; all voted in favor.

8:19 Motion to adjourn was made by Mantegari and seconded by Michaud.