

Minutes of the Selectmen's Meeting August 18, 2026

Members Present: Lynn Sweet, Chair; Brian Monahan; R. Stephen Leighton
Others Present: Ellen White, Town Administrator; Sonja Smith, Minutes Keeper
In Attendance: Fire Chief Stephen Johnson

The meeting was called to order at 5:30PM. The Selectmen approved payroll and bill payments. The minutes from the August 4th Selectmen's meeting were read and approved. A notice of pay rate for a member of the Fire Department was approved. A warrant for current use change tax was reviewed and approved. Miscellaneous correspondence was read.

The Board welcomed Fire Chief Johnson to their meeting.

At this time a motion was made by Steve Leighton and seconded by Brian Monahan to enter into a non-public session pursuant to RSA 91-A:3 II (a). Roll call was taken as follows:

Lynn Sweet - Aye, Steve Leighton - Aye, Brian Monahan - Aye

The Board entered non-public session at 5:42PM.

A motion was made by Brian Monahan to leave non-public session and seconded by Steve Leighton to return to public session. Roll call was taken as follows:

Lynn Sweet - Aye, Steve Leighton - Aye, Brian Monahan - Aye

Public session reconvened at 6:03PM.

No votes were taken or decisions were made during the non-public session.

A motion was made by Lynn Sweet and seconded by Brian Monahan to seal the minutes of the non-public session. Roll call was taken as follows:

Lynn Sweet - Aye, Steve Leighton - Aye, Brian Monahan - Aye

The Selectmen reviewed and accepted the resignation letter submitted by Michael Varney, a full-time employee of the Fire Department. Mr. Varney will remain a member of the Department and continue his service in a part-time capacity.

The Board held a scheduled conference call with Ronald Williams, Director of Operations for Blue Water/KOA Campground, to discuss a complaint from a resident regarding existing regulatory requirements. Prior to the call, the Board reviewed previous agreements with the Zoning Board (ZBA). It was noted that the Town's Attorney had advised that modifications to special exception conditions are under the jurisdiction of the ZBA.

The Board informed Mr. Williams that a complaint had been received regarding the presence of motorcycles at the Campground. The Board explained that an agreement established between the Town and the Campground's owners in 1971 prohibited motorcycles on the property. This condition

was originally instituted due to concerns regarding motorcycle gangs frequenting the Campground at that time.

The Board discussed the matter with Mr. Williams and suggested that an application be submitted to the ZBA to amend the terms and conditions of the original agreement. While the Board acknowledged that circumstances and community standards have changed since being established, it noted that the Campground is currently in violation of the existing agreement. Mr. Williams will be provided with the necessary application materials to submit a request to the ZBA for consideration of an amendment to the original approval. With no other concerns regarding the campground or its operations, the Board thanked Mr. Williams for his time and participation in the discussion.

Correspondence from the NH Department of Revenue was read and briefly discussed.

The Board reviewed and discussed correspondence from the Town Attorney regarding a Town-owned property and agreed that it should remain under Town ownership.

The Board reviewed a proposal for the Town Hall gardens and determined that the quoted cost was higher than anticipated and would exceed the building maintenance budget. The Board agreed to explore alternative options and directed staff to contact Coe-Brown Northwood Academy's Future Farmers of America (FFA) program to determine their interest in undertaking the project.

The Selectmen discussed a quote to IT support and upgrades to the server at the Town Hall. Being in agreement that the upgrades are necessary, the Board requested that a site visit be scheduled.

A work session was scheduled for August 25th at 5:30PM for the Board to review initial assessing for the revaluation.

The Board reviewed a complaint received by the Code Enforcement Office regarding a property where construction had allegedly been completed without obtaining the required building permits. Following discussion, the Board was in agreement that the Town will take no further action. A response letter was drafted; it was agreed the documentation provided by Code Enforcement be included with its correspondence.

The Board received an update on the ongoing search for a new auditing firm to provide the Town's auditing services, noting that the Town's current auditor has announced plans to retire following the completion of the Town's 2026 audit.

With no further business to discuss, a motion was made, seconded and voted on to adjourn. The meeting adjourned at 7:10PM.