

Minutes of the Selectmen's Meeting September 29, 2026

Members Present: Lynn Sweet, Chair;

Others Present: Ellen White, Town Administrator; Sonja Smith, Minutes Keeper

In Attendance: Dan Howard and Joe White, Building Inspectors; Phil Auger, Planning Board Chair

The meeting was called to order at 5:41 PM. Payroll and payment of bills were reviewed and approved. Minutes of the August 18, August 25, September 1 and September 8 were read and approved. A current use tax warrant was signed. The 2028 hazardous waste day authorization was read and signed. Other miscellaneous correspondence was read.

The Building Inspectors met with the Board to discuss several ongoing projects. An update was provided regarding a resident's concern about a light on an adjacent property. The Building Inspector has been in communication with the neighboring property owner, and possible mitigation measures include a timer and a shade for the light. The Board agreed that the proposed measures were reasonable. Any further dispute between the property owners will be considered a civil matter.

Phil Auger, Chairman of the Planning Board, met with the Board to discuss Planning Board matters. The Board discussed concerns regarding subdivisions. It was noted that the Town's ordinance, adopted in 1990, requires a performance guarantee prior to final subdivision approval. Going forward, final approval documents will not be signed until the developer has secured the required performance bond and established an escrow account with the Selectmen for engineering oversight. The bonding and escrow requirements will be added to the staff report checklist. The Strafford Regional Planning Commission will be responsible for communicating these requirements to the applicant. It was also agreed that, if Selectman Sweet is unable to attend a Planning Board meeting, another Selectman will attend in her place to help ensure that procedural requirements are met.

A quote for replacing the current shed at the Transfer Station was approved, and the purchase will be funded through the capital reserve fund. Delivery of the new shed is expected to take up to eight weeks. An electrician will be contacted to perform the necessary electrical work at the facility.

The operational hours requested from the Town Clerk/Tax Collector was approved.

Initial budget requests from departments were reviewed. The Board will begin to address the 2027 budget at its October 13 meeting.

With no further business to discuss, a motion was made, seconded, and voted on to adjourn. The meeting adjourned at 6:49PM.