Select Board: Alfred Hanson, Chairman
Rick Bixby, Vice Chair
Michael J. Smith

# TOWN OF WARNER

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## Select Board Public Meeting Minutes
## July 28, 2026 6:00 PM



**I. Open meeting** / Roll Call / Pledge of Allegiance:

Select Board present:

| | In Person | Zoom | Absent |
|---|---|---|---|
| Chair Alfred Hanson | X | | |
| V-Chair Rick Bixby | X | | |
| Michael Smith | X | | |

Public present:

| In Person: | | Zoom |
|---|---|---|
| Judy Newman-Rogers | Jason Tremblay | Marty |
| Martha Mical | Joanne Hinnendael | Mickey |
| Ed Mical | Ian Forgey | K Cogswell |
| Barb Marty | Gus Forgey | Stephen |
| Herm Blanchette | Elizabeth Lukitis | Rebecca C |
| Margaret Bastien | Ian Rogers | Christian Walla |
| Elizabeth Labbe | Laura Hallahan | |
| Russ Smith | | |

**II. Public Hearing:** To hear public comments on the request to expend funds from the Department of Public Works Facility Improvement and/or the Transfer Station Facility Project Capital Reserve Funds For a water filtration system at the Highway and Transfer Station facilities.

**Chairman Alfred Hanson made a motion seconded by Rick Bixby to open the public hearing at 6:03 PM. Roll Call Vote: Hanson YES, Bixby YES Smith YES**

Herm Blanchette explained that he is asking for the withdrawal of funds from the DPW Facility Improvements and Transfer Station Facility Project Capital Reserve Funds. He recapped the proposed improvements:

Installation of 2 extra windows at the highway garage for $8,500
Repair rotted panels in the wash bay $2,000
Installation of central air conditioning in the office and break room $6,500

- Water filtration system for the highway garage and transfer station $19,873
    - Highway Garage Total $13,788 Transfer Station $6,085
- Installation of 3 ceiling fans in the DPW garage

Herm Blanchette stated that the total would be $39,873. The Select Board discussed separating the Transfer Station improvements from the Highway Garage. Alfred Hanson noted that the funds are available in the Transfer Station CRF. Rick Bixby stated that the total Highway Garage improvement costs would be $33,788. Alfred Hanson clarified that the DPW Facility Improvement fund would be used for the Highway Garage improvements and the Transfer Station Facility Project fund would be utilized for the Transfer Station improvements. Alfred Hanson clarified that this is a withdrawal from the Capital Reserve Funds for improvements. Herm Blanchette concurred, explaining that this is not fire related and will not be covered under the insurance claim. He noted that the department was written up earlier this year for not having a working eyewash station.

Alfred Hanson opened public comment.

Ed Mical stated that it is high time that this gets taken care of. He spoke about the water issues at the Highway Garage and the Transfer Station. Ed Mical stated that other improvements are necessary for the health and safety of the employees.

No further public comment was received.

**Alfred Hanson made a motion seconded by Mike Smith to close the public hearing at 6:12 PM. Roll Call Vote Hanson YES Bixby YES Smith YES**

**Mike Smith made a motion seconded by Alfred Hanson to withdraw $ 33,788 from the DPW Facility Improvement CRF. Roll Call Vote Smith YES Bixby YES Hanson YES**

**Mike Smith made a motion seconded by Alfred Hanson to withdraw $6,085 from the Transfer Station Facility Project CRF. Roll Call Vote Smith YES Bixby YES Hanson YES**

*Discussion on the motion:* Mike Smith stated that this is long overdue and he hopes that the sprinkler system will be addressed next. Herm Blanchette stated that he has a meeting tomorrow.

## III. Select Board Business

### a. Update on the Highway Garage

Herm Blanchette explained that he spoke to InsureCom today and they have received a check and will begin paying contractors. He explained that the siding and roofing will begin in the next few weeks. Herm Blanchette informed the Select Board that the contractor has indicated that the work will be done by the end of October. Herm Blanchette explained that repairs on the big trucks has been slow, and there are still more to be repaired. He explained that the second of the two trucks from Hillsboro Ford has been received.

Herm Blanchette expressed concern regarding the delay in repairing the large equipment as it relates to the winter needs. The Select Board agreed. Herm Blanchette is frustrated that the vendor is unable to work on two trucks at the same time. There was a discussion regarding the need to outfit the trucks for winter.

b. **Departments**

**1. Land Use Report, Land Use Administrator, Margaret Bastien**

Margaret Bastien explained that she is working on two Planning Board cases in the intervale district; Map 35 Lot 43, proposed 34 units of CATCH Housing and Map 35 Lot 41 proposed Dollar General commercial space. Margaret Bastien explained that the CATCH Housing application was accepted June and needs action taken on it. The Dollar General was accepted on July 6, 2026 and will require action in September. Margaret Bastien advised the Select Board that both are on the next Planning Board agenda for August 3, 2026.

Margaret Bastien stated that she is working on the 2027 Land Use budget. She informed the Select Board that she is feeling more comfortable in her role as Land Use Administrator. Alfred Hanson asked for clarification on the set hours for her position. She stated that she has been working 9:00 AM to 12:00 OR 1:00 PM Monday Tuesday and Wednesday. Margaret Bastien stated that she has come in to the office on Thursdays in the afternoon. Alfred Hanson asked that the office hours be posted on the website.

2. **Human Services Position**

The Select Board discussed filling the Human Services position. Alfred Hanson explained that the candidate is from Warner. Rick Bixby stated that the candidate is qualified to fill the position and the position needs to be filled to provide the services to Warner residents.

**Rick Bixby made a motion seconded by Alfred Hanson to appoint Molly Loz as Human Services Director at a stipend of $1,200/month. Roll Call Vote Bixby YES Smith NO Hanson YES**

**3. Tax Collector, Tax Refund Request**

Alfred Hanson explained that Tax Collector has requested a refund for a taxpayer in the amount of $177.53 and asked if the Tax Collector was present. Hearing no response, Alfred Hanson made a motion.

**Alfred Hanson made a motion seconded by Rick Bixby to refund Mr. Rampus $177.53 plus 4% interest from July 6, 2026 to date the check was sent. Roll Call Vote Bixby YES Smith YES Hanson YES**

c. **Class VI Road Waiver**

Alfred Hanson stated as of July 1st, the state of NH has approved building on Class VI roads. He is concerned about future impacts. He spoke to the importance that everyone be aware of this. Elizabeth Labbe explained RSA 674:41 changed to allow building on Class VI roads. She stated that she has been working with the Town's attorney to draft a waiver. She noted that the waiver does not address emergency services (police and fire).

Alfred Hanson stated that Warner also has two Class VI seasonal roads. Herm Blanchette stated they are different. Alfred Hanson expressed concern about the impact of this in the future. He explained that this topic will be discussed again with other Town departments. Elizabeth Labbe will amend the draft waiver to include police and fire.

d. **Housing Committee Report, by Ian Rogers and Laura Hallahan**

Ian Rogers distributed a summary of the reading material that the Select Board had received. He explained the purpose of the Housing Committee. Ian Rogers spoke about the housing survey that was done last fall pertaining to the state level changes (class VI roads, ADU's, multi-family homes allowed in commercial zones). Ian Rogers stated that the committee was not surprised by the survey results. Laura Hallahan explained that affordability is a major concern as it relates to housing in general both rentals and ownership.

She stated that the median price of a single family home is $500,000. Rick Bixby asked how many responded to the survey. Ian Rogers explained that 214 Warner residents responded.

Ian Rogers explained that a housing needs assessment was conducted by Central Regional. He explained that the housing needs assessment looked at population, ages, the number of kids in school, age of housing and cost of housing.  Ian Rogers stated that Warner has much older housing.  He explained that average salaries are also considered. Laura Hallahan stated that statewide approximately 19% of people can afford a median home.

Ian Rogers explained that the Regulatory Assessment looked at current zoning rules and how they compare to state law. He explained that the assessment looked for things that need to be updated.  He explained that Warner rates pretty good but there are a few recommended updates. He recapped the recommended updates. Laura Hallahan stated that the Housing Committee will continue community engagement related to any possible change or suggestion to gauge the interest of Warner residents.

Ian Rogers explained that there are specific processes that need to be followed. He noted that the site plan regulations and subdivision regulations must be updated by the Planning Board. He stated that any zoning changes must be on the ballot for the voters to decide. There are three ways to place a zoning change on the ballot; Planning Board, Select Board or citizen petition. Laura Hallahan stated that the Planning Board has received the materials.  Ian Roger offered to come back as often as needed.

e. **Jason Tremblay, Presentation DOT Route 127 Bridge Project.**

Jason Tremblay explained that the bridge project is moving forward.  The Bridge is over the Warner River. He explained that the current bridge is a steel bridge constructed in 1937.  Jason Tremblay explained that the deck of the bridge is rated as 3 (serious) on a scale of 1-10.  He informed the Select Board that the bridge is on the State's red list. Jason Tremblay stated that the superstructure and substructure are both rated 5 with deterioration.  He spoke about the spans being too short. Jason Tremblay explained that the bridge sees 2,100 vehicles per day and about 10% of those are trucks.  Jason Tremblay informed the Select Board that this will be a full bridge replacement. He stated that it will be a single span approximately 120 feet with a concrete deck.  He explained that the deck will be widen to 11/4 (11 foot lanes and 4 foot shoulder).  He stated that the intersection at Dustin Road will be improved.  Jason Tremblay stated that the bridge will closed to traffic beginning next April 2027. He explained that on Dustin Road and Route 127 going north there will be alternating one way traffic. Jason Tremblay stated that bids are due by August 13, 2026 and contracted by October.  He stated that anticipated reopening of the bridge will be late October 2027.  Jason Tremblay explained that the Town will not incur any of the $6.2 million dollars cost of the bridge replacement.  Alfred Hanson questioned the school bus traffic. Jason Tremblay stated that he would look at project history file. Ed Mical asked if the Army Corps of Engineers river gauge would still function. Jason Tremblay indicated that he did not believe the gauge would be affected.

## V. Public Comment

Margaret Bastien spoke to the Select Board about establishing an escrow account for CATCH Housing.

Joanne Hinnendael spoke to the Select Board about a construction project at the end of Melvin Mills.  She explained that a neighbor abutting the project called to see if permits had been pulled and she was told that no permits have been issued.  Joanne Hinnendael explained that the lot has been cleared and a driveway is being installed. She stated that the owner of the property lives in Bradford. She questioned if an intent to cut is required. Alfred Hanson will look into this. Elizabeth Labbe forwarded the inquiry to the state forester. Joanne Hinnendael spoke about her past experience with Class VI roads and how the school district could be impacted.

Ian Forgey and Gus Forgey request permission from the Town as the land owners on the NH Fish & Game 2026 Permit to Bait Wildlife for two sites, off North Road and Cunningham Pond Road. Ian Forgey explained that they need the Select Board permission to submit with their application to the State of New Hampshire. Mike Smith questioned if the land in question is part of the Chandler Reservation.

**Alfred Hanson made a motion seconded by Rick Bixby to grant permission to Gustoff Forgey for a 2026 permit to bait wildlife on town land off Cunningham Pond Road. Roll Call Vote Bixby YES Smith YES Hanson YES**

*Discussion on the motion*:

Comment from the public, Barb Marty, was allowed. She explained that baiting could lead to a problem. Alfred Hanson explained that baiting has been allowed. He stated that Fish and Game has the most authority in this matter.

**Alfred Hanson made a motion seconded by Rick Bixby to grant permission to Ian Forgey for a 2026 permit to bait wildlife on town owned land off North Road. Roll Call Vote Bixby YES Smith YES Hanson YES**

Barbara Marty inquired where in the town ordinance or town policy the town allows or prohibits baiting on town land.

**IV. Select Board Other Business** None

**VI. Consent Agenda**: July 28, 2026

Motion by the Warner Select Board to approve the following or previously signed:

1. A request to the Trustees of the Trust Funds for $477.27 and $2,849.27 from the Employee Health Expendable Trust Fund to pay invoices from Health Trust.
2. A request to the Trustees of the Trust Funds for $12,568.44 from the Town Hall Improvements Capital Reserve Fund to pay an invoice from Brigade Fire Protection Inc.
3. Held for more information by the Board on 7/14/26: A request to the Trustees of the Trust Funds for $65,500 from the Bridge Repair - Replace Capital Reserve Fund to pay invoices from Plastic Pipe Fabrication and Weaver Brothers.

**Alfred Hanson made a motion seconded by Rick Bixby to approve the Consent Agenda items 1 and 2 as read. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

*Discussion on the motion:*

The Select Board requested additional information (location of the bridge) to approve item #3.

**VII. Manifest**: July 28, 2026

Motion for the Select Board to approve the following previously signed manifests:

Accounts Payable check numbers 12791 through 12809 dated 7/20/2026, in the amount of $124,783.27.

Accounts Payable check numbers 12810 through 12812 dated 7/21/2026, in the amount of $57,857.68 for the July 23rd bi-weekly payroll deposits. Bi-weekly payroll check numbers 4288 through 4291, and direct deposit check numbers E03403 through E03433 dated 7/23/2026 for a net payroll of $44,488.96. Accounts Payable check number 12813 dated 7/23/2026, in the amount of $5,000.00.

**Alfred Hanson made a motion seconded by Rick Bixby to approve the July 28, 2026 Manifest as read. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

Motion to authorize the Select Board to approve and order the Treasurer to sign the following manifests: Accounts Payable check numbers 12814 through 12850 dated 7/28/2026, in the amount of $136,510.37, which includes the 2nd half loan payment for the fire station in the amount of $84,697.60.

**Alfred Hanson made a motion seconded by Rick Bixby to approve the July 28, 2026 Manifest as read. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

**VIII. Minutes**: June 23, 2026, July 7, 2026 and July 14, 2026

June 23, 2026 Page 5 line 26 correct vendor name

**Alfred Hanson made a motion seconded by Rick Bixby to approve the June 23, 2026 Select Board meeting minutes as amended. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

July 7, 2026

**Alfred Hanson made a motion seconded by Rick Bixby to approve the July 7, 2026 Select Board meeting minutes as presented. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

July 14, 2026

**Rick Bixby made a motion seconded by Alfred Hanson to approve the July 14, 2026 Select Board meeting minutes as presented. Roll Call Vote Smith ABSTAIN Bixby YES Hanson YES**

**IX. Non-Public Session** if needed (RSA 91-A:3 II (a-m) )

None

**X. Adjournment**

**Mike Smith made a motion seconded by Alfred Hanson to adjourn the meeting. Roll Call Vote Smith YES Bixby YES Hanson YES**

The meeting adjourned at 8:00 PM

Respectfully submitted on August 3, 2026 by Tracy Doherty

Edits, Judith Newman-Rogers, Select Board Admin Asst.