

Town of Jefferson

Select Board Meeting

April 14, 2025

Jefferson Community Center

The hearing was called to order at 7:00 p.m. by Select Board Chair Kevin Meehan, Selectman Norman Brown, Selectman Terri Larcomb, David Passios, Chris Milligan (Fire Chief), Xavier Ocadiz (Affinity), James Akerman & Amanda Simino present.

The pledge of allegiance was recited.

Affinity Streetlight Project: Select Board discussed with Xavier Ocadiz all the streetlights that were mapped out belonging to the town. Selectman Norman Brown took a ride around town earlier in the day to see where all the lights on the map were located and if there were lights on the posts. The Select Board agreed with removing three existing lights two are located on Presidential Highway and one is located on Meadows Road. They also agreed to add four new lights one at the four-way intersection of Israel's River Rd./Valley Rd./Owl's Head Highway, one at the four-way intersection of Meadows Rd./Old Cherry Mt. Rd./Owl's Head Highway, and two by Santa's Village and The Lantern Resort. They discussed and agreed to switching some of the wattages of the lights to match those around them and at the intersections to be at a higher wattage. The Select Board asked Xavier how long the project will take. Xavier stated to move forward they would need to have the approval from the Select Board for the new proposal, Affinity will then schedule with their contractors and the project will only take a day. Last thing discussed was regarding the safety stock, this is stock to have on hand in the event that a light breaks. In the event that a light breaks Eversource would come get one of the safety stock to replace the broken light, Affinity would come pick up the broken light repair it and that would come back to the town for safety stock. The Select Board agreed to have 3 18W and 3 50W for the town's safety stock.

David Passios asked if the lights would be dimmed during the hours of 11:00 p.m. – 4:00 a.m. The question was answered by both the Select Board and Xavier stating that they would stay at the same lighting from dusk to dawn. David stated that all light fixtures can be made to dim. Xavier stated that they could put a device powered by Verizon Wireless to put the streetlights on the Verizon network for adjustments. However, there is a cost to having these devices and cost for the network. The Select Board stated that they were not going to do that. Fire Chief Chris Milligan stated for safety reasons it wouldn't be a good idea to have lights dimmed especially at the intersections.

Public Input: James Akerman for Anthony Plant- Anthony Plant called Michelle Gross Secretary of the Planning Board regarding his abutting property 8 Turnpike Rd. it is a lot that was grandfathered in and is only 0.06 acres. Michelle Gross let Amanda know about the phone call so that she could call him to discuss his concerns. Amanda stated that Anthony was upset because he believes that the owners had engineers on the property for the installation of a septic system and that there is already a cesspool on part of his property that is the neighbors that he can smell all summer long. Amanda stated that due to the size of the property they wouldn't be able to install a septic system because there isn't enough room to do so. He is also concerned that they will be removing the existing fallen in camper that is currently on the property with a new one. Amanda stated that they can do that, however, it can't be any bigger than what is currently there. Amanda also stated that she thinks it would be a good idea for Anthony to attend the Select Board meeting that is scheduled for Monday April 14. James stated that Anthony wanted to come, however something came up and asked him to come in on his behalf and that Anthony would be able to attend the next scheduled Select Board meeting. The Select Board asked Amanda if there was a building permit on file for this property, Amanda stated at this time no there is not. The property owner cannot do anything with that property and a new structure without a building permit. They also recommended that Anthony contract NH Department of Environmental Services relating to the cesspool.

James Akerman- He wanted to follow up regarding the Short-Term Rental at 64 Rockwood Ave. Amanda stated that there is an incomplete application at this time, however, Charlene Wheeler secretary of the Zoning Board of Adjustments was working with the property owner on the completion of the application. At this time as long as the Zoning Board of Adjustments receives the completed application promptly, then there will be a hearing scheduled for June.

Fire Chief Chris Milligan- Chief Milligan wanted to update the Select Board regarding the security camera installation. DS Security was at the station last week for the installation and completion. Selectman Norman Brown asked if there was a camera facing the Fire Departments generator. Chief Milligan stated that there is, there are 8 cameras around the exterior of the building and 3 cameras inside the building.

Selectman Norman Brown made a motion to approve Meeting Minutes as written for March 31, 2025. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.

Selectman Norman Brown made a motion to approve the Payroll for April 7, & 14, 2025. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.

Selectman Norman Brown made a motion to approve Accounts Payable for April 1, 7, 8, & 14, 2025. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.

Highway Dept. Tire Quotes for Western Star: Amanda presented the Select Board with two quotes from Mike Kenson that he received from Route 3 Tires & Service for the Western Star. One was for 2 Double Coin tires in the amount of \$1,040.00 and the other was for 2 Yokohama tires in the amount of \$1,440.00. The Select Board asked that Amanda reach out to Mike to have him come to the next scheduled meeting to discuss/explain.

Chapel A-9 Tax Exempt Status: Amanda presented the Select Board with the Chapel owned by Forrest & Stacy Hicks for Tax Exemption along with financials. The Select Board reviewed the documents and agreed that the property falls under the Tax Exemption status. They stated that going forward they would be tax exempt however due to not submitting this form last year they would be liable to pay full taxes for the 2024 tax year. **Selectman Norman Brown made a motion to approve the Tax Exemption under RSA 72.23-c for the Chapel located at 701 Presidential Hwy. owned by Forrest and Stacy Hicks. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.**

1294 Presidential Hwy. update: Amanda let the Select Board know that she received a phone call from the property owner located at 1294 Presidential Hwy. stating that after speaking with Charlene from the Zoning Board of Adjustments, they have decided to move the structure to meet the required 50-foot setbacks. However, due to the property being very wet they are not able to move it at this time. Amanda stated that she let them know that once the structure has been moved, they need to submit a new sketch of where the structure will be located and the measurements of the 4 boundary line setbacks. Select Board Chair Kevin Meehan stated that it looks like they have been accessing the property to get to that structure from Frank Kenison Road. Where there isn't a driveway there, they would need to get a driveway permit. Selectman Norman Brown stated that once Amanda receives the updated sketch, he would go out to the property to see if the structure was moved and discuss with the property owner about the access and possibly needing a driveway permit.

Solar 30% rebate update: Amanda presented the Select Board with the proposal she received from Cohos Advisors CPA firm in Lancaster. The proposal is to assist and file for the town the IRS paperwork for the Town to receive the IRS 30% rebate for the Solar Array system. The proposal states that they would fill out and submit the IRS paperwork on behalf of the town. Their proposed cost for doing this is between \$2500-\$4500. Amanda stated that the installation of the system cost the Town \$118,900 and 30% of that is a rebate of \$35,670.00. They also stated that they would need to file an extension which they would take care of as well, where they will not be able to complete the paperwork by the IRS deadline. Amanda stated that the proposal would need to be signed through DocuSign, so she would also like the authorization from the Select Board to sign the proposal & extension, if the Select Board would rather have a member of the Board sign instead, she would just need to know who so that she can send Kendra Bell the members' e-mail address. **Selectman Norman Brown made a motion to approve the proposal from Cohos Advisors for the filing of the IRS 30% rebate for the Solar Array System Installation on behalf of the Town of Jefferson costing in the range of \$2500-\$4500, the**

extension filing, and the authorization for Amanda Simino to sign the proposal on the Select Board's behalf. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.

844 Meadows Rd. update: Amanda presented the Select Board with the GEM reports from the property located at 844 Meadows Rd. Selectman Norman Brown stated that he will need to send A.V.R.R.D.D. a copy of the report before anything gets hauled up to them. He would like Amanda to give him a call to let him know that.

Approval of Investment Policy: Amanda stated that she didn't hear back from any Board members regarding changes to be made to the Town's Investment Policy, so she stated that they just need to motion and sign the policy for the 2025 year. **Selectman Norman Brown made a motion to approve the 2025 Investment Policy as written. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion passed unanimously.**

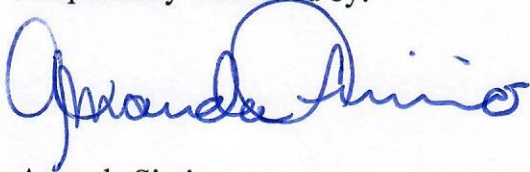
Other Business:

- Reviewed Unpaid Bills for April 21, 2025
- Reviewed and initialed March 2025 General Fund Statement
- Reviewed and initialed March 25, & April 1, 2025, Deposit & GL
- Reviewed and initialed March 3, & 31, 2025 GL's
- Reviewed and signed JCC Use/Rental Application for WMRSD School Board Meeting
- Reviewed, motioned, and signed building permit for Robert Snell. **Selectman Terri Larcomb made a motion to approve the building permit for Robert Snell to construct a 10'x16' shed off of his garage located at 23 Cabin Fever Ln. Selectman Norman Brown seconded the motion, and with no further discussion the motion passed unanimously.**
- Reviewed NH Audubon Financials
- Reviewed Thank you letter from the Lancaster Back-Pack program for the 2025 appropriation
- Reviewed Amazon Business Net 30 account – **Amanda stated that it has been asked that she bring up at the meeting the consideration of the Town applying for a Net 30 account through Amazon Business. She stated that Liz Milligan can get a lot of EMS supplies/equipment through Amazon at a cheaper cost than other vendors. Selectman Terri Larcomb stated that even things for the office could be cheaper. The Select Board is in favor of the Town doing a Net 30 Amazon Business account, however, would like Amanda to research the annual cost it would have for the town.**
- Reviewed and signed Resolution Opposing NH Senate Bill 297

Selectman Terri Larcomb made a motion to adjourn the meeting at 9:03 p.m. Selectman Norman Brown seconded the motion, and with no further discussion the motion passed unanimously.

****Next Select Board Meeting is scheduled for Monday April 28, 2025 @ 7:00 p.m.****

Respectfully Submitted by:

A handwritten signature in blue ink, appearing to read "Amanda Simino". The signature is fluid and cursive, with a large loop at the beginning.

Amanda Simino

Administrative Assistant to the Select Board