



Monday, April 13, 2026

Board of Selectmen Minutes - FINAL

Board Members Present: Derek Tremblay (Chair); Sebastian Zyzdorf (Vice-Chair)

Guest (s): Building Code Enforcement Officer Dan Scott; Gary Dame; Road Agent ShaeDel Simino; Recording Secretary Melissa Salinardi

CALL TO ORDER

Chair Tremblay called the meeting to order at 6:31pm.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

All consent agenda items were reviewed, signed, and approved.

APPROVAL OF MINUTES

- **Review of Regular Meeting Minutes (March 23rd):**

Sebastian Zyzdorf motioned to approve the Regular and Non-Public Meeting Minutes of March 23, 2026 “as is”. Derek Tremblay seconded the motion. All were in favor-yes; motion carried, 2-0.

- **Review of Non-Public, Interview, Meeting Minutes (April 6th):**

Sebastian Zyzdorf motioned to approve the Non-Public, Interview, Meeting Minutes of April 6, 2026 “as is”. Derek Tremblay seconded the motion. All were in favor-yes; motion carried, 2-0.

PUBLIC COMMENTS

Mr. Gary Dame (186 Lear Hill Road) presented an application regarding property taxes and personal documents to the Board.

The Board agreed to enter into a non-public session, under RSA 91-A:3, (j), to discuss the documents and request further.

Derek Tremblay motioned to go into Non-Public Session under RSA 91-A:3, II (j), “Consideration of confidential or financial information that is exempt from public disclosure under RSA 91-A:5.” Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes, Sebastian Zyzdorf-yes; motion carried, 2-0.

The Board entered non-public session at 6:37 p.m.

The Board invited Melissa Salinardi into the non-public session.

The resident’s application was reviewed.

Derek Tremblay motioned to come out of the Non-Public Session at 6:42 p.m. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

Derek Tremblay motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

Chair Tremblay thanked Mr. Dame for submitting his application and for bringing his property tax concerns before the Board. He assured Mr. Dame that his paperwork has been processed through the appropriate channels, that all submission deadlines have been met, and that the Town will contact him once a decision has been made.

Gary Dame left the meeting at 6:46 p.m.

APPOINTMENTS

None

ROAD AGENT REPORT

- **Magnesium Chloride:** Shae Simino reported that Mark Caron donated a trailer for storing the magnesium sprayer equipment. The trailer will help the highway team handle and store the equipment safely. Shae added that the magnesium has been ordered for the season and is expected to arrive in time for warmer weather.
- **Rodent Control at the Transfer Station:** Shae stated that the Transfer Station is experiencing an increased number of rats on the premises. JP Pest was consulted and a quote was received for rat extermination. The Board reviewed the estimate and agreed to move forward with the quote given. Chair Tremblay stated that he believes a line item for rat control should be added to the Transfer Station budget in the future, as this may be an ongoing issue.
- **Walking Bridge/Warrant Article #07:** Shae stated that he spoke with Daniels Construction regarding the purchase of the walking bridge, as approved by the Town in March under Article 7. Although efforts were made to negotiate the cost, the final price is \$5,000, which matches the amount allocated in the warrant article. The Board had no questions or concerns, and Chair Tremblay signed the documentation for the purchase of the bridge.
- **Sale of Equipment:** Shae stated that the roller, tow-behind rake, and excavator have been listed for sale on Auctions International. The bidding period will end on April 24, after which the Selectmen will review all bids. A link will be provided to the Selectmen.
- **General Update:** The grader is still under repair and is expected to be fixed soon. The highway crew plans to replace several culverts and address potholes before grading can begin; however, with the grader currently out of service, grading may be delayed.

Shae noted that he will again be placing loam in the Town Hall and Grange parking areas this year. He also raised concerns about the shrubs around the Town Hall, asking whether they can be removed, as they may be affecting the building's exterior. In addition, he has begun exploring potential parking lot renovations for the Town Hall area, with the goal of improving maintenance and creating properly designated parking spaces. The Board had no concerns about removing the shrubs closest to the Town Hall.

- **Road Postings:** Shae stated that he would like to lift the road postings, effective, April 14th.

Derek Tremblay motioned to remove all road postings, as recommended by the Road Agent, effective April 14th. Sebastain Zyzdorf seconded the motion. All were in favor-yes; motion carried, 2-0.

- **Transfer Station Dumpster:** Shae reported that an individual has expressed interest in purchasing the old, deteriorating dumpster at the Transfer Station. He noted that the cost to repair the dumpster would likely exceed the offered price and will look into the appropriate process for the Town to sell it.
- **Ball Park Road Bridge over Trow Brook:** Shae presented information regarding the Ball Park Road Bridge over Trow Brook, which is currently listed on the State's Red List. He explained that his goal is to complete the necessary repairs at the lowest possible cost to the Town. Shae reported that he contacted Michie Concrete Products, LLC and obtained quotes for both engineering services and structural restoration. He also consulted another engineering firm for comparison; however, the estimated cost for engineering services from that firm was significantly higher than expected.

The Board discussed the project's cost and timeline. Shae said his goal is to use Capital Reserve Funds to help move the project forward. Chair Tremblay noted that while those funds may be available, any future phases of the project would still need voter approval at a Town Meeting, as the Board wants public input on a project of this size.

The Board agreed that using Capital Reserve Funds for the initial phase—such as the engineering cost—would allow work to get started, with later phases like construction and contractor selection brought to voters for approval down the line. They also agreed that, where possible, the costs should be spread out over time. However, Chair Tremblay stated that if the procurement policy is waived for this project to begin, the Board has not approved any spending of money at this time.

Derek Tremblay motioned to waive the procurement policy to allow for selection of a sole-source bid from Michie Concrete Products, LLC, for engineer plans of Ball Park Road Bridge over Trow Brook, contingent upon confirming a timeline that aligns with the Town's future budgeting considerations. Sebastian Zyzdorf seconded the motion. All were in favor-yes; motion carried, 2-0.

Chair Tremblay clarified that no funds have been authorized for expenditure at this time; the only approval granted was to waive the procurement policy in order to prepare for a future Town Meeting and to move the project forward for future discussion.

- **Non-Public Session:** The Board agreed to enter into non-public session under RSA 91-A:3, (e).

Derek Tremblay motioned to go into Non-Public Session under RSA 91-A:3, II (e), "Consideration or negotiation of pending claims or litigation." Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes, Sebastian Zyzdorf-yes; motion carried, 2-0.

The Board entered non-public session at 7:21 p.m.

The Board invited Shae Simino and Melissa Salinardi into the non-public session.

Ongoing litigation concerns were discussed. The Board agreed to move forward by contacting legal counsel.

Derek Tremblay motioned to come out of the Non-Public Session at 7:28 p.m. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

Derek Tremblay motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Sebastian

Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

EMERGENCY MANAGEMENT REPORT

Dan Scott presented a brief Emergency Management update to the Board. He stated that work to amend the Hazard Mitigation Plan has begun. Meetings with department heads and the representative from Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) will begin on April 22nd. He added that he has begun gathering the necessary documents to update the plan in preparation for the meeting.

HEALTH OFFICER REPORT

Dan Scott, as the Health Officer, offered to remove the debris that has been left by individuals in the woods at the Merrigan's corner area. The Board thanked him for offering to clean up the area and agreed to allow all trash left behind be brought to the Transfer Station to be disposed of by the Road Agent. Sebastian Zyzdorf stated that a Facebook notification should be made for public awareness. Chair Tremblay stated that when the minutes are made available, he will highlight them to the Town's Facebook account.

BUILDING CODE ENFORCEMENT OFFICER REPORT

Dan Scott reported that he has several permits pending, one approved permit, and additional applications expected soon. He asked whether he could update documents—such as certificates of occupancy and permit notifications—to improve their professionalism and ensure they are up to date. The Board had no objection to Mr. Scott making these updates as he deems appropriate.

He also stated that he has been approached by several residents regarding concerns about multiple abandoned vehicles on private properties. He referenced RSA 236-112 and RSA 676-17 and asked whether the Board would like him to pursue the matter. The Board agreed that Mr. Scott should proceed with addressing these concerns.

- **Non-Public Session:** Dan Scott asked to enter into a non-public session under RSA 91-A:3, (c) & (e).

Derek Tremblay motioned to go into Non-Public Session under RSA 91-A:3, II (c), "Matters which, if discussed to public, would likely affect adversely the reputation of any person, other than a member of the Board." And (e), "Consideration or negotiation of pending claims or litigation." Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes, Sebastian Zyzdorf-yes; motion carried, 2-0.

The Board entered non-public session at 7:45 p.m.

The Board invited Dan Scott and Melissa Salinardi into the non-public session.

Property concerns were addressed by the Building Code Enforcement Officer. Ongoing litigation concerns were discussed. The Board agreed to move forward by contacting legal counsel.

Derek Tremblay motioned to come out of the Non-Public Session at 7:56 p.m. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

Derek Tremblay motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

ADMINISTRATIVE ASSISTANT UPDATES

None

OLD BUSINESS & NEW BUSINESS

- **Ball Park Bridge Update:** The Board is waiting for approval by the NH DOT to move to the next phase of the project.
- **Town Appointed Position/New Town Position (Selectmen Office) – Non-Public Session:** The Board agreed to enter into a non-public session under RSA 91-A:3, (a, b, c, e)

Derek Tremblay motioned to go into Non-Public Session under RSA 91-A:3, II (a), “The dismissal, promotion, compensation or disciplining an employee, or the investigation of any charges against him/her.” (b), “The hiring of a person as a public employee. (c), “Matters which, if discussed to public, would likely affect adversely the reputation of any person, other than a member of the Board.” And (e), “Consideration or negotiation of pending claims or litigation.” Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes, Sebastian Zyzdorf-yes; motion carried, 2-0.

The Board entered non-public session at 8:00 p.m.

The Board invited Melissa Salinardi into the non-public session.

The Board appointed an individual for the part-time Selectmen’s Office position. The candidates will be contacted and an announcement will be made.

The Board discussed a Town appointed position and moved forward to a resolution.

Derek Tremblay motioned to come out of the Non-Public Session at 8:18 p.m. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

Derek Tremblay motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; motion carried, 2-0.

- **Litigation Update:** All updates were given during above non-public sessions.

STANDING ITEMS & OTHER

- **Budget Review**
- **Abandoned Property**
- **Planning Board Update:** The next Planning Board meeting will take place on April 2nd.

Sebastian Zyzdorf motioned to adjourn at 8:19 p.m. Derek Tremblay seconded the motion. All were in favor-yes; motion carried, 2-0.

The meeting adjourned at 8:19 p.m.

Respectfully submitted by Melissa Salinardi