

TOWN OF ALSTEAD, NEW HAMPSHIRE

Public Select Board Meeting

Approved Minutes for Meeting of August 5, 2025 at 5:00 PM

Town Offices, 15 Mechanic Street, Alstead, NH 03602

SELECT BOARD PRESENT: Joel McCarty, Chair, Gordon Kemp, and Joe Levesque.

STAFF PRESENT: Misty Gratacos, Town Office Administrator; Bobbie Wilson, Alstead Ambulance/Vilas Pool Committee Chair/ Supervisors of the Checklist; Michael Kerczewich, Fire Chief; Wendy Underwood, Police Department

COMMUNITY MEMBERS: In person: Marge Noonan, Barbara Viegener, Glenn Elsesser, Judith Willis, Ann White, Kent Carbo, Lisa Orten, Donalin Rock

Google Meets:

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Mr. McCarty called the Select Board meeting to order at 5:00 PM and then proceeded with leading the agenda-based discussion.

GUESTS:

1. Kent Carbo and his wife, Lisa Orten, are here. They own an Airbnb named Owls Nest Treehouse, and are seeking more involvement in the town.
2. Donalin Rock is in attendance, a neighbor of 52 Mechanic Street, who inquires about the Town's plans for the property. She states her purpose at the meeting is to be present for all discussions regarding the property. She has shown interest in possibly purchasing the property.

ACTION ITEMS: Review & sign Payables (\$42,009.41); Review & sign Bills Manifest (\$6,656.72); review & sign Tax Liability Manifest (\$9,727.95); review & sign all items in Misc Sign folder; review all items in Mail folder.

MINUTES FROM PREVIOUS MEETINGS:

OLD BUSINESS:

- A. **Washed-out glass** – Letter to the landowner has been rewritten by the Town Attorney to address concerns that Mr. Landry had. Mrs. Gratacos will contact Mr. Landry to present the letter for his signature.

B. Thayer Brook bypass – Mr. McCarty reports that he met with the highway department regarding the Thayer Brook Bypass. He has had communications with FEMA since and will have a conference call with them tomorrow, August 6th. Secondly, he states that the State of New Hampshire DOT has sent us a couple of communications this week. One of them is an executed project agreement for the Drewsville Road Bridge Project scheduled in 2028, costing the town \$1.859M. The other is a communication authorizing them to award the bid for Hill Road Bridge, allowing Mr. McCarty to begin the reimbursement process. *Mr. Kemp motions that Mr. Levesque can put any public information he desires on the town website; Mr. Kemp seconds, and the selectboard unanimously passes the motion.*

C. Bridge projects – Dams – *Mr. McCarty motions to accept the revised version created by the two attorneys regarding the final release of a liability and indemnification agreement for the Cobb Hill Road work, Mr. Levesque seconds, and the selectboard unanimously passes the motion.* Mr. Kemp reports that we opened the gate at the Vilas Pool Dam again and discovered a rubber seal on the bottom that was eroded and mostly missing. After being ghosted for a quote from the gate company for the metal retaining strip and the rubber seal, which eventually came back at \$1795, he and Mr. Trafton managed to solve the problem themselves.

D. Fire Dept Policies – Mr. McCarty states that we are in good shape regarding the policies.

E. Pine Cliff Rd info/updates –

F. Comp Time Discussion – There was discussion on adopting a comp time policy to give the town flexibility during cash flow shortages, allowing employees to take time off and instead of receiving overtime pay. Mr. Elsesser raises concern that this could disadvantage employees by delaying their pay and shorting their benefits. Ultimately, the **selectboard moves to adopt the Comp Time revisions on a 2-1 vote, with Mr. Kemp's opposition.**

G. Donation of Trailer for Emerg Services –

H. Credit Card provider discussion – Mr. Kemp reports that Director Moore had something in the works regarding this.

I. NEW CPA – Mrs. Gratacos reports that she has been in talks with Mr. Denahey who is attempting to find someone for us.

J. Furnace Cleaning Schedule –

K. Complete Streets Information –

L. Newell property in question –

M. Highway Garage mold situation – Mr. McCarty said it looked good up there on Thursday, but Mr. Trafton has yet to find anybody who will find the source of the water.

N. 52 Mechanic Street – Mr. McCarty states that we sought legal advice and are allowed to sell the property if we are transparent about its condition, as we know it to be. On Monday, August 3rd, Mr. McCarty attended a conference call with a firm recommended to him by the Gilsum selectboard. He reports that because we have not owned the property for 3 years, we are required to give a 90-day notice to the previous owner. In the meantime, Mr. McCarty states his job is to discover the amount of money that has not been collected over the lifetime of the house. Mr. Kemp states that through his research of case law and everything he has read, we need to make a strong effort to acquire as much value as

possible to shield ourselves from potential liability from a previous owner. Additionally, Mr. Kemp says he wants to explore the idea of requiring an escrow, demonstrating the buyer's good-faith intention to purchase the house. Mr. McCarty reports that the house was valued at \$87,000 as of 2025.

O. 210 Gilsum Mine Survey- Mr. Kemp reports that we are waiting for a quote for the survey.

P. Department & Board

NEW BUSINESS:

OTHER ITEMS:

DEPARTMENT REPORTS:

Police Department-

CIP Plan – Mr. Elsesser says that he contacted the planning board and will be doing a presentation.

Highway Department-

Mr. Trafton reports the following:

1. Trees at Newell Pond - Russell Tree has finished taking the trees down, and the Highway Department is working on cleaning up the area and will have it completed tomorrow 8/6.
2. Grader Warrant Article - He says he will start looking for prices on graders
3. Furnace Cleaning - Mr. Trafton reports that he contacted Irving, who has passed the request on to scheduling and will reach out to him with some available dates.
4. Road Status Updates - He reports that they are purposely not grading at this moment to avoid dust issues. As soon as they see some rain, they will work on shaping the roads again.
5. Transfer Station - The compactor container hopefully will be finished this week and he will reach out to Jesse about Ruggiero picking it up at the Highway Department.
6. Vacation - He states that he will be away on vacation from 8/8 to 8/20. In his absence, Dave will be in charge.

Fire Department –

- Chief Kerczewich reports that they will burn the burn pile next Monday.
- The board also discussed the status of the Fire Department's turnout gear order. Mr. McCarty asks Chief Kerczewich to determine future gear needs and costs.

Town Office Administrator –

Mrs. Gratacos states that Monday September 1st is Labor Day, and she will not be collecting payroll that day.

Transfer Station, Ambulance, and Parks –

Director Moore reports that:

- **Ambulance –**
- **Parks –**
- **Transfer Station –**

Vilas Pool –

- Mrs. Wilson, regarding the Alstead Center Common, apologizes for her past support of the town taking responsibility for it, explaining she misunderstood what it was. She now says she realizes it's private driveways, and feels the town should not be responsible for maintaining it.
- She questions if the mowing and weed whacking of the outside area they own, the parking lot, and all along the edge could be done as close to 8/16 as possible. Mr. McCarty answers her question and states this request will be weather dependent.

BOARD REPORTS:

Mr. Kemp –

- There was legislation this year that changed the way the tax cap can be overridden. The way it applies to towns as is unclear so he asked for legal advice. He says that legal advice has questions as well - they are unsure of what it means.
- Regarding the dry hydrants, he reports that a DES permitting official Walpole and Mr. Trafton met with her. He elaborates that the official was extremely non committal regarding firm dimensional limits. He plans to create a plan, drawing, and justification to move forward.

Mr. McCarty –

- Reports that we have received official notice to proceed construction engineering and the notice to award the low bid on Hill Road over Darby Brook Bridge

Mr. Levesque –

- Notes that if we want to preserve the Alstead Center Common from any future threats, we should transfer it to the Conservation Commission.

PUBLIC COMMENTS/QUESTIONS:

INFORMATIONAL:

EXECUTIVE SESSIONS:

On a motion made by Mr. Levesque and seconded by Mr. Kemp **the Board Chair adjourned the public meeting at 6:35 PM.**

Important Upcoming Events/Meetings

Date/Time	Subject	Location	Notes
August 12th at 5:00 pm	Selectboard Meeting	Town Offices 15 Mechanic Street	
August 11th at 5:30 pm	FMRSD School Board Meeting	High School Library	
August 16th at 12noon	Vilas Pool 100th Anniversary Party	Vilas Pool Park	Fireworks at dark

Respectfully submitted,

Quinn Mitchell

Interim Recording Secretary