

TOWN OF ALSTEAD, NEW HAMPSHIRE

Select Board

Approved Minutes for Meeting of July 15 , 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; Stephen Murrell, Police Chief; Jesse Moore, Director Of EMS, Sanitation & Grounds; Prescott Trafton, Road Agent.

COMMUNITY MEMBERS: In person: Barbara Viegner, Marge Noonan, Judith Willis; Jason Little, Charlie Pratt, Amanda Lyman, Glenn Elsesser.

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:

Amanda Lyman is here, regarding the right-of-way that goes through her property.

- The selectboard is in agreement that the right-of-way is not a town right-of-way, and they have no liability to maintain it.
- A memorandum agreement was signed between John and Amanda Lyman and the Town of Alstead. This agreement states the following:
 1. The right-of-way is not a public highway, and the town agrees not to plow, grade, or otherwise maintain the right-of-way.
 2. The Town of Alstead does not admit any liability or fault for its prior actions of maintaining the right-of-way.
 3. John and Amanda Lyman agree not to seek damages from the town for any alleged damages caused by the town in plowing, grading, maintaining, or any other prior act in this right of way
 4. This agreement shall run with the land.

ACTION ITEMS: Review & sign Payables Manifest (\$24,998.99); review all items in Mail Folder; review & sign all items in Misc Sign folder.

MINUTES FROM PREVIOUS MEETINGS: Minutes from 7/8/2025

OLD BUSINESS:

- A. Washed-out glass** – No updates.
- B. Thayer Brook bypass** – Mr Trafton states that FEMA is trying to fast-track projects like this.
- C. Bridge projects** – Mr. McCarty reported that he attended the bidders' meeting for the Hill Road Bridge Project, and the bid opening is scheduled for July 24th.
- D. Dams** – He received communication from Charlie Johnston from Dubois and King recommending that Vilas Pool Dam be upgraded to high hazard.
- E. Status of property at M11 L2 (abuts Town Hall)** –No updates.
- F. Fire Dept Policies** – No updates.
- G. Pine Cliff Rd info/updates** – No updates.
- H. 210 Gilsum Mine Road land merger talks** – No updates.
- I. Complete Streets Information** – No updates.
- J. Newell property in question** – Jason Little and Charlie Pratt are here, presenting a detailed letter given to the Selectboard and Conservation Commission regarding the Newell property in question. This letter discusses a proposal for Mr. Pratt to purchase a 0.158-acre plot from the town of Alstead. There was also discussion regarding the protection of Newell Pond's town forest land. Furthermore, the plot includes a right-of-way that the town would extinguish, reducing future liabilities. Additionally, they state that they are on board with assuming costs for any fallen trees should the right-of-way be extinguished. Mr. McCarty says he approves of their idea, but states that the selectboard has no authority over this and the Conservation Commission does. Mr. McCarty states that their next step is to go to the Conservation Commission, as it has jurisdiction over the town forest.
- K.** No updates.
- L. Library Key** – No updates.
- M. Highway Garage mold situation** – Mr. McCarty and Mr. Trafton discussed whether any further demolition is needed to expose more contamination within the structure.
- N. 52 Mechanic Street** – The selectboard unanimously approves to spend 20% of the mowing budget to remediate the hazard.
- O. Department & Board**

NEW BUSINESS:

OTHER ITEMS:

DEPARTMENT REPORTS:

Highway –

- Mr. Trafton reports that they were able to close the gate on the dam at Vilas Pool. He also addressed the need for a comp time policy.

Police Department –

- Chief Murrell reports they are at 519 calls to service to date. Additionally, they will be participating with the teachers at their in-service training in August at Fall Mountain Regional High School. He also notifies people that part of Road 123A is closed and to ask trusted sources of information, such as himself or Mr. Trafton.

Town Office Administrator –

Mrs. Gratacos reports that she is continuing to work with the auditors via Suralink - a secure site where we download information as it pertains to the ongoing audit. Additionally, she reports that the administration office will be closed Thursday, the 24th, and Monday, the 28th.

Transfer Station, Ambulance, and Parks –

Director Moore reports that:

- Ambulance – At 135 calls to date.
- Parks – Mowing continues
- Transfer Station – Wildcat Excavation came and did the whole back bank of the transfer station.

BOARD REPORTS:

Mr. Kemp –

- Questioned why we do not have a town policy on the age to drive town vehicles - requests that we create one.

Mr. McCarty –

- He reported receiving documents containing a map and an assessment of each tree's condition in Alstead Center - they appear to be in poor shape. Additionally, last week, the First Church at Alstead Center agreed to contribute \$2,500 toward this project.

Mr. Levesque –

- Mr. Levesque reports that he and Mr. McCarty got the form in for the Northern Timber for Transport grant. Northern Timber for Transport has created a method of making timber twice as strong by reversing the grains on the boards. Mr. Levesque and Mr. McCarty are seeking a grant, as it pays 75% of the money to build the bridge.
- He had a Walpole withdrawal meeting where they discovered that Alstead's property taxes will triple if both Langdon and Walpole leave the school district and serious cuts are not made to Fall Mountain.

PUBLIC COMMENTS/QUESTIONS:

A member of the public asks a question, noting that she observed the flags are down. The board and members of the audience explored options for sponsored flags or fundraising to replace the town's flags.

INFORMATIONAL:

EXECUTIVE SESSION/S:

On a motion made by Mr. Levesque and seconded by Mr. Kemp ***the Board Chair adjourned the public meeting at 7:00 PM.***

Important Upcoming Events/Meetings

Date/Time	Subject	Location	Notes
July 22nd at 5:00 pm	Selectboard Meeting & Public Hearing	Town Hall 9 Main Street	
August 11th at 5:30 pm	FMRSD School Board Meeting	High School Library	

Respectfully submitted,

Quinn Mitchell

Interim Recording Secretary