



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
NORTH HAMPTON SELECT BOARD

NOTICE OF PUBLIC MEETING
MONDAY, FEBRUARY 27, 2023

NORTH HAMPTON TOWN OFFICES
NON-PUBLIC SESSION I
237A ATLANTIC AVENUE
5:30 O'CLOCK P.M.

NORTH HAMPTON TOWN OFFICES
NON-PUBLIC SESSION II
237A ATLANTIC AVENUE
6:15 O'CLOCK P.M.

NORTH HAMPTON TOWN HALL
REGULAR SESSION
231 ATLANTIC AVENUE
7:00 O'CLOCK P.M.

IF YOU HAVE A COMMENT, OPINION OR QUESTION DURING ONE OF THESE PORTIONS OF THE MEETING PLEASE DIAL IN TO 603-758-1447 OR EMAIL DIRECTLY TO JSUNUNU@NORTHHAMPTON-NH.GOV AND YOUR EMAIL WILL BE READ ALOUD DURING THE MEETING.

1. **Call to Order**
2. **Non-Public Session I Pursuant to RSA 91-A:3 II (a)**
3. **Non-Public Session II Pursuant to RSA 91-A:3 II (a)**
4. **Return to Public Session and Pledge of Allegiance**
5. **First Public Comment Session**

Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak during the First Public Comment Session will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

6. Consent Calendar

- 6.1 Payroll Manifest of February 16, 2023, in the amount of \$77,919.20
- 6.2 Payroll Manifest of February 23, 2023, in the amount of \$79,038.14
- 6.3 Accounts Payable Manifest of February 16, 2023, in the amount of \$1,434,997.05
- 6.4 Current Use Application

7. Correspondence

8. Committee Update

- 8.1 Heritage Commission
- 8.2 Water Commission
- 8.3 Rails to Trails Committee

9. Report of the Town Administrator

10. Items Left on the Table

11. New Business

- 11.1 Discussion of Cell Tower Location
- 11.2 Update of Building Project
- 11.3 Discussion of Rail Trail
- 11.4 Building Permit Discussion – Jared Shaheen, Building Inspector/Code Enforcement Officer

12. Minutes of Prior Meetings

- 12.1 Approval of Minutes of Regular Meeting of February 13, 2023
- 12.2 Approval of Minutes of Non-Public Meeting of February 13, 2023

13. Any Other Item that may legally come before the Board

The Board reserves the right to take action on any item relative to the prudential administration of the Town's affairs, which circumstances may require.

14. Second Public Comment Session

See Item 5, above

15. Adjournment

MICHAEL J. TULLY
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



MUNICIPAL OFFICES
237A ATLANTIC AVENUE
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE *of the* TOWN ADMINISTRATOR

CONSENT CALENDAR

Memo

To: Select Board
Town of North Hampton

From: Scott P. Marsh, CNHA
Municipal Resources, Inc.
Contracted Assessing Agents

Date: February 21, 2023

RE: Current Use Application
Map 8 Lot 148

The attached current use application was reviewed. Application appears to be in order and a required map has been provided. It is recommended that the application be approved for the 2023 tax year.

If there are any questions let me know.

FORM
A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE ASSESSMENT

TAX YEAR APPLIED FOR: April 1, **2023**

STEP 1 - PROPERTY OWNER(S)

PLEASE TYPE OR PRINT	LAST NAME/CORPORATION/TRUST NAME Charos	FIRST NAME/CORPORATION/TRUST NAME Christopher	INITIAL G.
	LAST NAME/CORPORATION/TRUST NAME Charos	FIRST NAME/CORPORATION/TRUST NAME Amy	INITIAL E.
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
	LAST NAME/CORPORATION/TRUST NAME	FIRST NAME/CORPORATION/TRUST NAME	INITIAL
MAILING ADDRESS 72 South Road			
MUNICIPALITY North Hampton		STATE NH	ZIP CODE 03862

STEP 2 - PROPERTY LOCATION

PLEASE TYPE OR PRINT	(a) ACCESSIBLE STREET LOCATION 72 South Road		MUNICIPALITY North Hampton		COUNTY Rockingham	
	(b) TOTAL ACRES/PARCEL/TRACT 14.9		# ACRES ALREADY IN CU 0	# ACRES TO BE ENROLLED IN CU 12.9		TOTAL REMAINING ACRES NOT IN CU 2
	(c) TAX MAP AND LOT #		TAX MAP AND LOT #		TAX MAP AND LOT #	
	8	148				
	# IN CU	# NOT IN CU	# IN CU	# NOT IN CU	# IN CU	# NOT IN CU
	12.9	2				
DEED BOOK AND PAGE #		DEED BOOK AND PAGE #		DEED BOOK AND PAGE #		
6385	2362					

NOTE: Lots must be contiguous. Noncontiguous lots must be submitted on a separate application.

STEP 3 - DOCUMENTATION AND FEE FOR PROPERTY TO BE ENROLLED IN CURRENT USE (CU)

(a) Required map attached for the parcel/tract identifying acres in CU and not in CU	<input checked="" type="checkbox"/>
(b) Required "County Registry of Deeds Recording and Filing Fee" enclosed with form	<input checked="" type="checkbox"/>
(c) Has a Soil Potential Index (SPI) percentage been provided for Farm Land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(d) Has "Documentation of Stewardship" been provided for Forest Land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, type of documentation: _____	

FORM
A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE ASSESSMENT
 (continued)

STEP 4 - SUMMARY OF LAND TO BE ENROLLED IN CURRENT USE (CU)

CURRENT USE CLASSIFICATION	# ACRES	20% RECREATIONAL ADJUSTMENT*	
		Yes	No
FARM LAND		<input type="checkbox"/>	<input type="checkbox"/>
FOREST LAND: WHITE PINE	12.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARDWOOD		<input type="checkbox"/>	<input type="checkbox"/>
ALL OTHER		<input type="checkbox"/>	<input type="checkbox"/>
FOREST LAND WITH DOCUMENTED STEWARDSHIP:			
WHITE PINE		<input type="checkbox"/>	<input type="checkbox"/>
HARDWOOD		<input type="checkbox"/>	<input type="checkbox"/>
ALL OTHER		<input type="checkbox"/>	<input type="checkbox"/>
UNPRODUCTIVE LAND		<input type="checkbox"/>	<input type="checkbox"/>
WETLAND		<input type="checkbox"/>	<input type="checkbox"/>

*To be eligible for the 20% recreation adjustment, land must be open to the public for skiing, snowshoeing, fishing, hunting, hiking and nature observation at no charge. See RSA 79-A:4, II for further information.

STEP 5 - SIGNATURE OF ALL PROPERTY OWNERS OF RECORD

I/We certify that the land indicated above qualifies for current use assessment under the New Hampshire Statute RSA 79-A and Administrative Rules Cub 300, and that all requirements will continue to be met.

I/We do firmly understand that by enrolling land under current use assessment that a contingent lien is created on the tract or parcel and should the use of the above described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for the land use change tax.

This form must be signed by all owners of record or agent with Power of Attorney. Submit a copy of the Power of Attorney form, if applicable.

TYPE OR PRINT NAME (in black or dark blue ink) Christopher Charos	SIGNATURE (in black or dark blue ink) <i>Christopher Charos</i>	DATE 1/1/23
TYPE OR PRINT NAME (in black or dark blue ink) Amy Charos	SIGNATURE (in black or dark blue ink) <i>Amy Charos</i>	DATE 1/1/23
TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE (in black or dark blue ink)	DATE

FORM
A-10

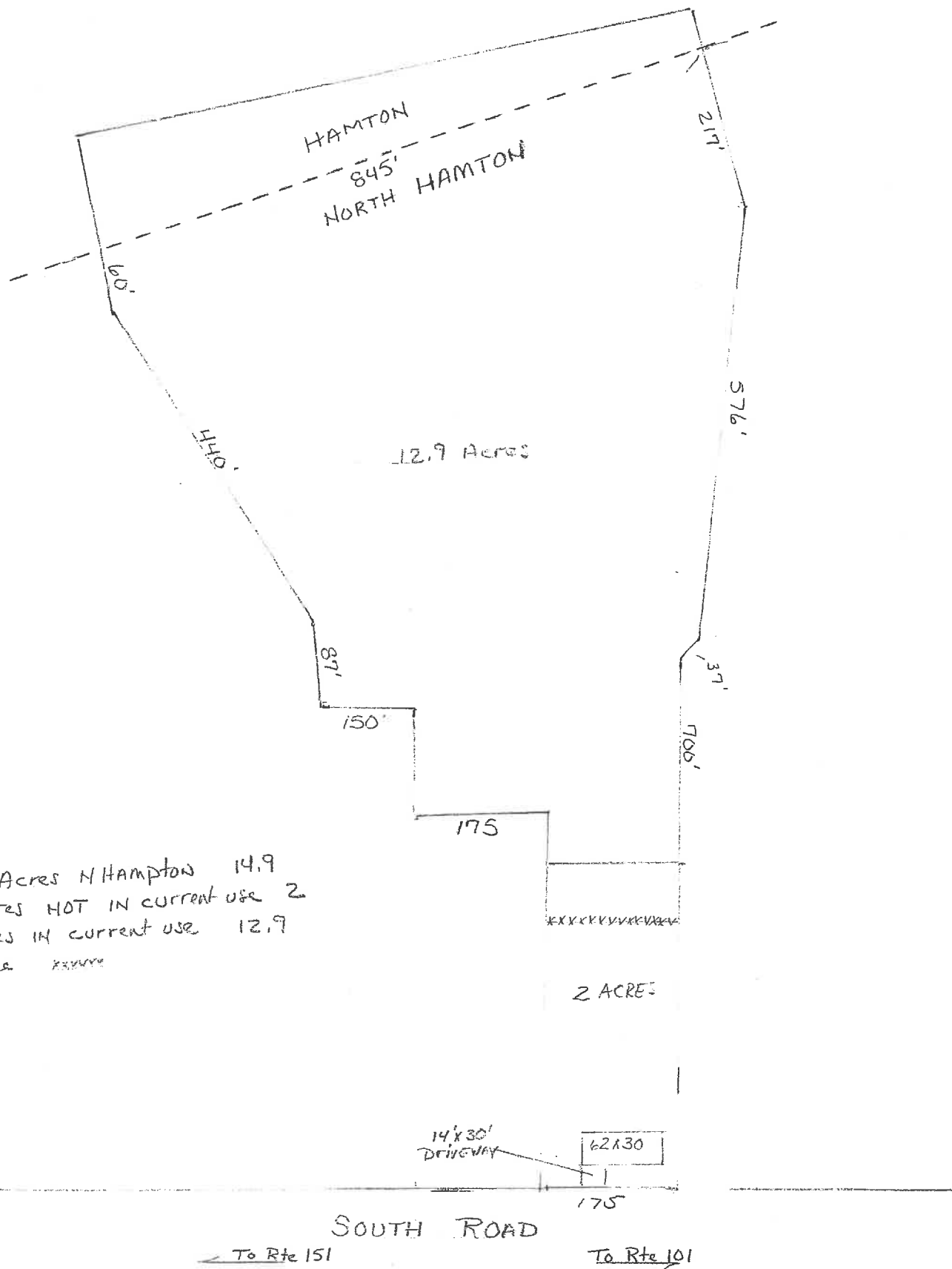
NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE ASSESSMENT
 (continued)

STEP 6 - APPROVAL/DENIAL BY MUNICIPAL ASSESSING OFFICIALS

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	Reason for denial of application:

STEP 7 - SIGNATURES OF A MAJORITY OF THE MUNICIPAL ASSESSING OFFICIALS

TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE (in black or dark blue ink)	DATE
TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE (in black or dark blue ink)	DATE
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TYPE OR PRINT NAME (in black or dark blue ink)	SIGNATURE (in black or dark blue ink)	DATE



Total Acres N Hampton 14.9
 Acres NOT IN current use 2
 Acres IN current use 12.9
 Fence xxxxxx

CHAROS
 72 SOUTH ROAD

TAX MAP 8 Lot 148

MICHAEL J. TULLY
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



MUNICIPAL OFFICES
237A ATLANTIC AVENUE
NORTH HAMPTON, NH 03862

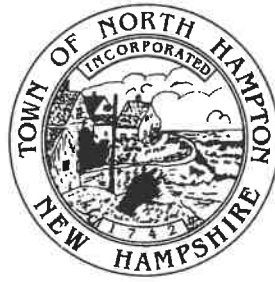
TEL: (603) 964-8087
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE *of the* TOWN ADMINISTRATOR

CORRESPONDENCE

MICHAEL J. TULLY
TOWN ADMINISTRATOR

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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
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COMMITTEE UPDATES

MICHAEL J. TULLY
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE *of the* TOWN ADMINISTRATOR

REPORT OF THE TOWN ADMINISTRATOR

Michael J. Tully
Town Administrator

Municipal Offices
233 Atlantic Avenue
North Hampton, NH 03862
mtully@northhampton-nh.gov
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Fax: (603) 964-1514



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE of the TOWN ADMINISTRATOR

TOWN ADMINISTRATOR'S REPORT
FEBRUARY 27, 2023 SELECT BOARD MEETING

REPORTING PERIOD

The reporting period is from February 14, 2023 through February 24, 2023

Finance

Financially we are running at 36% of the budget remaining with 19 weeks remaining in the fiscal year.

Police

Officer Kyle Manlow is accepting donations and selling tickets for the Police/Fire CHAD hockey game that will be held in Manchester on March 18th at 1 pm.

In light of the recent car break-ins, officers have remained vigilant with directed patrols and North Hampton has not had any additional incidents in the last two weeks.

The Police Department also anticipates the announcement of the Police Department as the winners of the Winterfest Chili Cook Off!

Fire

The Fire Department is in the process of conducting interviews for an open Firefighter position and an offer for employment will be forthcoming.

The department received news from Portsmouth Hospital's Cardiac Unit this week about two separate, critically ill patients in which our paramedics treated this past month that thanks to the

quick response time and advanced treatment given by our staff, both patients have made a full recovery. While this happens on a regular basis, the Chief would like to recognize the significance and value our department's paramedics have on our residents' lives.

Facilities

Town Hall. Nothing new to report. The boiler in the Town Hall and Stone Building have been changed over to natural gas, It has been determined that generators will be held off until warmer weather.

New Town Office/Fire/Police Buildings. There is an item on the agenda for a project update.

Stone Building. Nothing new to report. The heating system has been changed to natural gas.

Recreation

Interviews for a Summer camp Director and other summer camp positions are ongoing.

February School Vacation Camp will be held at the REC Monday February 27th through Friday March 2nd. A weeklong of fun indoor and outdoor activities including trips to "Off the Wall Kidz" "Seacoast United" and "Bowl O Rama"

The annual Egg Scramble will be held at North Hampton School on Saturday April 1st (weather date make up April 8th) from 9-11:30. You must register your child.

Summer Camp Registrations will start by March 1st. Our registration site RECDESK is going through some updates and that is why we are saying March 1st. You can once again plan on running summer camp for nine weeks starting the first full week that school is out for the summer.

Highway

The Highway Department has been assisting with the Preparation of Dearborn Park for 2/25 Winterfest consisting of fixing outdoor lighting and building the bonfire.

They have Patched potholes in various Town roads and repaired a sinkhole on Old Locke Rd. In addition they have been performing routine maintenance on equipment, setting up all trucks for Snow/Sleet Storms as well as Plowing roadways/parking areas during storms.

Director Hubbard was able to reuse exterior lighting from the Town offices at the Recycling Center, those fixtures have been installed.

Projects

Route 1 Culvert. Nothing new to report. Flooding is still an issue with properties on North Road. I have been checking the culvert and reporting to District 6 when it requires cleaning.

PFAS Investigation. We will be working on scheduling contractors for the water line project funded through grant funds.

Revaluation. Nothing new to report. The process is ongoing and we expect to be completed this spring.

Cell Tower. There is an item on the agenda for a discussion.

Walkway Project. Nothing new to report. This project will be completed after the buildings have been constructed. This alleviates the chance of damage during construction.

Coakley Landfill Group. The Coakley Landfill Group held a meeting on February 15th. The minutes will be updated on the website when they are received. The next meeting will be held on March 21st at Portsmouth City Hall.

Junkyard Closures and/or New Problems: Nothing new to report.

Rails to Trails. There is an agenda item for a discussion

Route 95 Exit 2 Bridge. Nothing new to report. I received confirmation that this project has been delayed until after the winter season.

Meeting Schedule: The board's next meeting is scheduled for March 13th.

MICHAEL J. TULLY
TOWN ADMINISTRATOR

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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE *of the* TOWN ADMINISTRATOR

ITEMS LEFT ON THE TABLE

MICHAEL J. TULLY
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
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NEW BUSINESS

MICHAEL J. TULLY
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
OFFICE *of the* TOWN ADMINISTRATOR

MINUTES OF PRIOR MEETINGS



1
2 **TOWN OF NORTH HAMPTON, NEW HAMPSHIRE**
3 **NORTH HAMPTON SELECT BOARD MEETING**

4 **FEBRUARY 13, 2023 7:00 PM**

5 **NORTH HAMPTON TOWN HALL**

6 ***DRAFT MINUTES***

7 **SELECT BOARD MEMBERS PRESENT:** Chairman James Sununu, Vice-Chairman James Maggiore, Selectman
8 Jonathan Pinette

9 **ALSO PRESENT:** Town Administrator Michael Tully; Building Project Clerk of the Works Marc Jobin
10

11 Chairman James Sununu welcomed everyone to the Select Board Regular Meeting of February 13, 2023
12 and called the meeting to order at 7:08 pm followed by the Pledge of Allegiance. He said the Board is
13 coming from a recessed Non-Public Session.
14

15 **First Public Comment Session**

16 *Call 603-758-1447 or email: jsununu@northhampton-nh.gov*
17

18 There were no Public Comments.
19

20 **Consent Calendar**

- 21 5.1 Payroll Manifest of January 26, 2023 in the amount of \$115,532.59
22 5.2 Payroll Manifest of February 2, 2023 in the amount of \$87,317.04
23 5.3 Payroll Manifest of February 9, 2023 in the amount of \$210,036.62
24 5.4 Accounts Payable Manifest of February 2, 2023 in the amount of \$216,082.61
25 5.5 Abatement Recommendation
26 5.6 Elderly Tax Deferral
27

28 **Motion:** To accept Consent Calendar items 5.1 – 5.6 as presented.

29 **Motioned:** Jonathan Pinette

30 **Seconded:** Vice-Chair Maggiore

31 **Vote:** Motion approved 3-0
32

33 *Disclaimer –These minutes are prepared by the Recording Secretary within five (5) business days as required by*
34 *NH RSA 91-A:2, II. They will not be finalized until approved by majority vote of the Select Board.*
35

36 *A recording of the meeting can be found at: http://www.townhallstreams.com/towns/north_hampton_nh, and a*
37 *DVD recording is available at the North Hampton Town Administrative Offices, 233 Atlantic Avenue, North*
38 *Hampton, New Hampshire 03862.*

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Correspondence - None

Committee Updates

Vice-Chair Maggiore said the *Heritage Commission* will meet on Thursday and the *Water Commission* has no update.

Chairman Sununu said *Rails to Trails Committee* has not met since our last meeting; *Budget Committee* wrapped up its season with *Deliberative Sessions* for Town and School and finished any final votes needed to take at those meetings. Everything that went through Budget Committee you will see on Warrant Articles at Town Election in March.

Report of the Town Administrator

Period: January 24, 2023 – February 9, 2023: Finance at 40% with 21 weeks remaining in fiscal year; newest officer Dylan Spence passed entrance fitness test and will begin 16 weeks of Police Training February 27th; Officer Kyle Manlow working with North Hampton School with safety presentation February 15th; Chief Mone said there have been break-ins of vehicles on Route 1; Fire – Engine 1 currently out of service and insurance claim filed; Rec – resignation of Youth Coordinator Dakota Jones; Summer Camp Director interviews begun; Winter Fest February 25th; School Vacation Camp February 27 – March 2; Rails to Trails met with Shaw’s Plaza re trail access; Seacoast Private Well Initiative 10% of Town wells.

Questions: Chairman Sununu asked if the Town would receive copies of any of the well reports; Town Administrator Tully said they will not but it is public information. Chairman Sununu said it would be useful if the Town could see the results and witness the scale of arsenic and PFAS problems.

Items Left on the Table – None

NEW BUSINESS

10.1 Discussion of Cell Tower Project

Chairman Sununu there was a Public Hearing in two sessions and the Town got a lot of feedback from the public on the petition presented to the Select Board using eminent domain to take an easement to access Town property. He said subsequently quite a few petitions have been received, signed by people asking the Town not to move forward with the easement.

Chairman Sununu said this is a controversial issue with significant impact on the property owner in question, but believed there is still a huge public need as defined in the Statutes. He said the silver lining is now much more attention is being paid to this issue and it has brought forward folks suggesting alternatives and property owners now willing to consider.

Chairman Sununu said discussion has been opened with one property owner in particular who spoke at the Public Hearing and other private property owners which would need Zoning Board approval. He said they need to evaluate other proposals and this may induce another abutting property owner to reconsider the request to allow access to cross their property; may have something on next year’s ballot to allow whole legislative body to vote on a specific proposal.

Chairman Sununu said the Board is not prepared to move forward at this point with the petition for eminent domain, and will continue to work on this issue and explore other avenues. Selectman Pinette

88 said he had nothing to add, and said the Board will defer for more information and not move forward with
89 eminent domain at this time. Vice-Chair Maggiore said the public was loud and clear at the Public Hearing
90 and he agreed with not moving forward.
91

92 Town Administrator Tully reminded the Board that legally they did say the final decision would be on
93 February 27, 2023.
94

95 **10.2 Update on Building Project**

96 Marc Jobin gave an update on the Building Project and said there has been great progress in the last few
97 weeks. The old building has come down and was removed in entirety; foundation for new building is going
98 well, with perimeter almost complete and back-filled; will start elevator foundation later this week then
99 block walls going up for elevator. All under-slab utilities being done and trap-drains in Apparatus Bay; pour
100 slabs in 3-4 weeks then on to framing. Still shooting for end-of-year completion.
101

102 **10.3 Discussion of PFAS Remediation Grant**

103 Town Administrator Tully said the Public Hearing to accept the \$40,000 grant funds has already been
104 advertised for March to accept the grant funds and finish Grant paperwork; aiming for spring start but
105 may be delays along the way with multiple contractors. He said the \$40,000 is a 100% complete grant
106 with no cost to the Town.
107

108 **MINUTES OF PRIOR MEETINGS**

109
110 **12.1 Approval of Regular Meeting Minutes of January 23, 2023**

111 **Motion:** To accept the Regular Meeting Minutes of January 23, 2023 as presented.

112 **Motioned:** Selectman Pinette

113 **Seconded:** Vice-Chair Maggiore

114 **Vote:** Motion approved 3-0
115

116 **12.2 Approval of Minutes of the Non-Public Meeting of January 23, 2023**

117 **Motion:** To accept the Minutes of the Non-Public Meeting of January 23, 2023

118 **Motioned:** Selectman Pinette

119 **Seconded:** Vice-Chair Maggiore

120 **Vote:** Motion approved 3-0
121

122 **12.3 Approval of Continuation of Public Hearing Minutes of February 2, 2023**

123 **Motion:** To approve the Continuation of Public Hearing Minutes of February 2, 2023.

124 **Motioned:** Vice-Chair Maggiore

125 **Seconded:** Selectman Pinette

126 **Vote:** Motion approved 3-0
127

128 **Any Other Item that may legally come before the Board**

129
130 **Second Public Comment Session**

131 *Call 603-758-1447 or email: jsununu@northhampton-nh.gov*
132

133 **Amy Bucklin Faley** said she arrived an hour early and felt things were made confusing on purpose; she
134 said she did not understand things but was going to learn and sees a lot of issues and wants to fix them
135 or help stop them. She agreed there is a need for cell service and said there are a lot of elderly people in
136 this town. She stated that the whole eminent domain thing was not the way to go and asked what the

Select Board Regular Meeting
February 13, 2023

137 end-goal was here. Chairman Sununu said the goal is to have a Cell Tower providing cell service to cover
138 gaps in service in North Hampton.
139

140 Ms. Faley said the Board is not going forward with eminent domain but asked for clarification that nothing
141 will happen right now and said she did not trust the system; Chairman Sununu said nothing will happen
142 now. Town Administrator Tully apologized to Ms. Faley for getting here early but said they are required
143 to post a public meeting to go into Non-Public Session.
144

145 **Lori Cotter** of 168 Mill Road thanked the Board for putting this issue off for more information. She said
146 she was volunteering to be on a board of citizens to look into alternatives and asked that the petition to
147 the Select Board be read to her.
148

149 Chairman Sununu read the cover letter and the petition in full. Ms. Cotter said she did not hear the words
150 “eminent domain”, and Chairman Sununu said those words were not in there.
151

152 **Amy Margolis** of 130 Woodland Road said Monday the Town came to her property and liked the location
153 of a cell tower on my premises and did not think one should be worried about eminent domain issues.
154 She said she stepped up and her land seems to be on process with the Board.
155

156 **Kirsten Larsen Schulz** of Post Road said she also submitted a petition with 77 signatures and asked the
157 status of her petition. Chairman Sununu said it was acknowledged and received in a Public Meeting. She
158 asked if it was on the website and Town Administrator Tully gave her a printed copy; she asked for a copy
159 of the signatures as well.
160

161 **Frank Ferraro** of Post Road thanked the Board for stepping back and considering other options. He said
162 eminent domain is dividing the Town. He said he understood in the ordinance that the Town needed to
163 own or control the land and Town Attorney Bennett said that a lease could possibly meet those
164 requirements.
165

166 Chairman Sununu said the Town is aware of that and has spoken with potential property owners regarding
167 leasing.
168

169 **Next Regular Meeting:** February 27, 2023
170

171 **Recess Meeting**

Chairman Sununu said this meeting will be recessed for the Board to go back into Non-Public Session.

Chairman Sununu recessed the meeting at 7:54 pm.

172

173 Respectfully submitted,

174 Patricia Denmark, Recording Secretary