



Board of Selectmen's Meeting

Rindge Town Office

Date: June 18th, 2025

MEETING MINUTES

Present: Chairman, Bob Hamilton, Vice Chair, Tom Coneys, Selectboard Member, Larry Cleveland, Interim Town Administrator, Roberta Oeser, Executive Secretary, Victoria Stenersen, and members of the public.

The meeting was opened by the chair at 6:03 p.m with the Pledge of Allegiance.

Selectmen's Announcements: Larry announced that on Family Fun Day on June 27th, he volunteered for the dunk tank and encouraged people to come out and try to dunk him for a good cause. Tom asked about moving the lift that is at the Meetinghouse. Larry answered that it is not owned by the Town. Roberta said she will try to find a key.

Payroll: Tom motioned to approve the Payroll for 06.12.2025 & 06.19.2025. Seconded by Larry, it passed 3-0.

Accounts Payable: Bob motioned to accept the Accounts Payable for 06.12.2025 & 06.19.2025. Seconded by Larry, it passed 2-0-0.

Minutes: Bob motioned to approve the minutes from 06.04.2025 & 06.11.2025. Seconded by Larry, it passed 3-0.

Citizen's Forum: Bob opened the forum at 6:06 p.m. by reading the rules of the forum and closed the forum at 6:12 p.m.

Pat Martin, Farrar Road, announced that the Conant Graduation on June 13th was beautifully streamed on the school district Facebook page and can be viewed there. The community showed outstanding support for this year's graduates. More than \$50,000 was awarded in scholarships. Many of the graduates are going to attend universities and colleges in the fall. The RMS 5th-grade learners had a ceremony last week to recognize their achievements and give them a sendoff to the 6th grade. There was also a ceremony on Monday, June 16th for the 8th graders stepping up to the 9th grade.

Debbie Qualey, Meadow View Road, asked what time the 100th anniversary celebration of the Rindge Fire Department is on Saturday, August 2nd, 2025. Deb Douglas answered that it starts at 4:30 p.m. The Rindge Women's Club is looking to help out and have an ice-cream booth for the event.

Roni Hamilton, East Monomonac Road, asked if the town can get rid of the requirement for clear plastic bags at the dump due to the difficulty of finding the bags and allow black, green, gray, white, any color. Bob added that clear plastic bags take the most energy and expense to create and are the least likely to be made from recycled materials. He has asked previously to change the policy and will bring it forward again.

Old Business:

Town Administrator Job Search Update: Roberta stated that she has not had time to readvertise but will do so next week. Bob stated that there have been nine applications submitted that they are reviewing. He requested that the Board send to Roberta their top four picks that they would like to interview and schedule interviews.

Fire Chief Job Description: Roberta stated that the Board is close to completing the job description, but they need to finalize it. She had added many of the items that Rick had requested to the job description. She sent them the updated and edited job description yesterday. Tom stated that he thinks it reads more as a job advertisement than a job description. Roberta stated that this is the format that all the job descriptions are in. Bob added that they need to settle

this and get a committee together. This item was tabled for the next meeting.

Transfer Station Revolving Account: Roberta stated that she wanted to clarify the statement made that this fund was being used incorrectly. She found the email thread from 2019 that involved the DRA. They quoted RSA 31:95-h IV which does not include language about recycling in establishment of this fund. She wants to assure the public that the Town has done things correctly. Tom stated that he requested using the revolving fund to replace the roof on the Transfer Station and believes it would be an appropriate expenditure. He added that the Town increased the fees for the Transfer Station so will bring in more revenue this year which could be used. Bob read warrant article 16 that established the fund in 2019 and it states, "for the purpose of maintenance and replacement of equipment and the general operating expenses of the Transfer Station" He added that he does not believe the Transfer Station Roof falls under the stated purpose. Roberta added that the DPW raised the Dump sticker price to cover the \$35,000 increase in the contract with Monadnock Disposal Service for Tipping/Transfer of Solid Waste and they need the revenue to cover the recent expense to repair the haul truck. Tom requested bringing this to our attorney which was agreed to.

New Business:

Camper Permit – 31 Coot Bay Drive: Bob motioned to approve the Camper Permit Application for Linda Tower on 31 Coot Bay Drive. Seconded by Tom, it passed 3-0. Bob stated that any complaints can be brought to the board, and they can revoke the permit at any time.

Special Event Permit – Family Festival/Independence Day on June 27th, 2025: Tom motioned to approve the Special Event Permit for the Family Festival/Independence Day on Friday, June 27th, 2025. Seconded by Larry, it passed 3-0. A portion of the funds raised are contributed towards this celebration. Roberta stated that Mike is requesting permission from the Board to clear the brush and area on Thrasher Hill to be used to set off fireworks and use the Town mower and an employee. The board gave permission for this.

Land Use Change Tax (LUCT) – Discussion on Time Frame for Tax: Roberta stated that almost twenty LUCT bills went out and many of them were sent out late. The law is clear on the time constraint for these bills. The new assessing firm has been aggressive in collecting LUCT's that have not been sent out. There are eight or nine abatement requests filed with the Town. Roberta continued that the biggest problem has been notifying the assessor and assessing clerk when a building permit is issued. The form now has a slot for the assessing department to review and sign off on building permits.

Bob asked if she had notified our assessor that they have not been following the process. Roberta answered that she has not talked to the assessor, but our assessing clerk is aware that they were sent out late but was told by the assessor to move forward. Roberta explained the previous system and the new process informs our assessors promptly. Tom stated that they should trust their assessor and has been recommending that the residents file for an abatement or appeal the decision. Roberta answered that the assessor's response was that it was when she personally became aware of the change, but it is when the assessing department is made aware. Bob asked if they could speak with our assessor before sending residents to the BTLA. Roberta stated that if we send residents to BTLA they will need to pay Avitar to represent the town. Roberta stated that they have 18 months to bill once the assessing department has been notified and they were mailing out bills beyond this limit. Bob asked when our assessor will be in the office. Assessing Clerk, Jennifer Helsel answered that the assessor will be in on the first Thursday of July.

Carolyn Specter stated that she bought a home on Andle Ave on March 25, 2024. Before she purchased the property, her attorney spoke with the town to check that the land was not in Current Use and there was no LUCT tax due. When she received a LUCT bill in February 2025 she conducted research. The law is very clear that it is an 18-month time frame from when the land use is changed. In August 2022 the 18-month time frame was triggered on her property which gives the town a deadline of March 2024 to send out the LUCT bill. She did not pay the \$14,000 tax that was issued this February. She spoke with the assessor, and she had told her that she learned of the land use change on April 2nd, 2024 which she

said is when the time frame was triggered. Carolyn stated that the Town had actual notice and constructive notice in August of 2022 that the land use changed. She submitted her abatement on March 27th, 2025, and does not want to go to the land board and appeal this. She has extensive documentation to support her case. Roberta added that when the attorney spoke with the Town they spoke with the Tax Collector who had not been notified that a tax was due.

Bob also requested to reach out to Steve Buckley, a lawyer who is well versed in Land Use law in New Hampshire, regarding the time frame requirements. Jennifer stated that there are a bunch of LUCTs issued and the bills are sent out so the only way to get rid of them is to abate them. She continued that the assessor would write her response and recommendation to the board, but the board makes the ultimate decision on the abatements.

Phil Stenersen, Rand Road, applied for two separate abatements and had three issues on the change. The first is the land was not appraised correctly. The second is that he had an agreement with the town in 2009 to charge \$2,000 per lot on the subdivision when they are pulled out of current use which was agreed to until February of this year when he received a \$14,000 bill. He paid this bill late with \$200 charged on interest. And then the third is that they billed him late, the time between when he was granted the building permit and billed was 19 months. He added that according to an NHMA document, when the building permit is issued is when the assessing office is notified. Bob asked if this Board needs to be held to the decision made by the Board 16 years ago, he reiterated his request to reach out to Steve and speak with the assessor. Carolyn requested that when they receive the paperwork that they review it carefully before signing because she does not want to go before the BTLA. Larry stated that he has not seen any of the paperwork for Phil's case and if there are no RSA's that limit deals made by the Board of Selectmen then he does not see an issue with continuing the agreement. Jenn stated that there have been other lots that have been released with the \$2,000 bill after 2009, the most recent was in 2023. This issue was tabled for now.

Voting Machine Contract to Purchase & Software Agreement: Bob stated that he believes that the contract was signed off in April or May. The paperwork cannot be found with the signatures, so they are signing the contract again. The cost remains the same. Bob motioned to request the board to allow himself to sign the contract, the quote, and the associated software agreement with LHS for the purchase of two ImageCast Precinct 2 Tabulators on behalf of the Board. Seconded by Larry, passed 3-0.

Any Other Official Business:

Bob stated that there is a notepad that is behind the blue Selectmen's folder for suggestions to add items to be put on the agenda. This is to prevent any surprise items and have uninformed Selectmen at the meetings.

Roberta stated that she has an update on the Grassy Pond Road issue. She has received two calls about a coffee shop on Grassy Pond Road. The coffee shop owners stated they received permission from the Town. Roberta continued that she spoke with the Planning Office and the landowner had asked them about having a business at home, but it is a separate structure and is not within the home. Bob read from the Zoning Ordinance under General Provisions, Section J regarding businesses in the Residential District. The business is not within an existing home, it changes the appearance and character of the area, and has more than four customers per day. Bob requested Roberta issue a cease and desist letter. There was a question about permitting from the state. Tom motioned to allow Roberta to issue a cease and desist on behalf of the Board of Selectmen. Bob seconded the motion, passed 3-0. Bob asked that it reference the general provisions of the Zoning Ordinance.

Larry stated that at the last official meeting there were accusations that were given in public about the DPW and falsification of timecards. Larry spoke with the DPW director and he had stated they used comp time and it was all legitimate and recorded. He added that the accusations against our town employees need to stop and need to be investigated before being addressed in public. Larry read a statement about what makes a good Selectboard member and gave examples of issues in the past year with the Selectboard member that have harmed the Town. He requested that

this board member consider his actions for the benefit of the Town of Rindge.

Adjournment: The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Victoria Stenersen

Victoria Stenersen
Executive Secretary