

**Town of Grafton
Board of Selectmen
Tuesday, September 1, 2026**

Members Present: Ed Grinley, Chair, Leif Hogue, Steve Darrow, Sara Hogue (Recorder)

Others Present: Sam Faulkner, LeeWhay Pasek, Deb Clough, Alan Gove, Chris Thurston, Andrew Cushing, Dianne Burrington, Chris Williams, Jodi Ibey, Jean Mitchell, Maureen O'Reilly, Gary Whitney

Acceptance of Minutes

Steve motioned to accept the August 18, 2026 public minutes. Leif seconded. Ed agreed. Motion passed.

Ex-Officio Reports

Steve reported that the CIP met. The Fire Chief and Assistant Chief attended the meeting to go over the fire department needs for the next six years. They added the mini pumper to the plan. The Planning Board met after. They will need to seek legal counsel regarding a subdivision on a class six road. They also reminded that a correction was needed regarding another subdivision.

Road Agent Report

Sam met with the Power Company regarding the Dean Road poles, and they see no issues with them. They put a work order to have the poles moved back. He has a truck with electrical issues that will need to be sent out for repair. Bill has been out grading every day. Sam has started working on his inventory. Ed inquired about the Library Road paving. Sam reminded him that it was approved a while back and funds will come from the paving capital reserve. He will be meeting with the paving company tomorrow. Steve asked if they have been over Riddle Hill yet. Sam stated it has been graded up to where it turns into Tucker, but past there, it does not have any gravel on the road to grade. Ed inquired about the new truck. Sam stated it is having a charging issue, so the company it was purchased from is sending out a tech. Ed inquired about the Prescott Hill ditch. Sam stated that they will be finishing up Slab City and then heading over to Prescott to clean culverts.

Appointments

LeeWhay Pasek, Health Officer – NHMA Health Officers Workshop – LeeWhay went to the Health Officers workshop. They talked about the difference between public and private nuisances. When to make local regulations: is there an emergent need, or can it wait until Town Meeting? They reviewed best practices for entering private properties and when a warrant is needed. They reviewed public records. Ed inquired if she found out anything more regarding junkyards. Lee Whay stated that public vs. private nuisance is a gray area and needs more investigation.

Deb Clough, FOGL - 2 Library Rd Projects - Deb came to the Board on behalf of FOGL to request permission to do some clean-up projects on 2 Library Rd. There are two old holding tanks in the ground that need to be removed; one of the covers is broken, and the other is a trip hazard. There is a possible water line sticking out of the ground that they would like to investigate. They are also requesting to remove the tree stumps; work to be done by Bobby and Alan. FOGL will be paying for all the work. They would also like to put in the power that was approved a few years ago. It was her understanding that the Town would pay the monthly bill on that. Steve motioned to approve FOGL to proceed with the projects. Leif seconded. Ed agreed. Motion passed.

Fire Chief Alan Gove- Mini Pumper – The price of the Mini-Pumper was lowered to \$380,000. Ed wanted to know if the Mini Pumper is purchased and the engine 2 breaks, what would they do. Alan stated they would find some way to fix it. Chris stated that if it breaks down, they would have the mini pumper as backup, whereas right now they do not. Ed inquired what they would be asking to add to the Capital Reserve Funds in March. Chris stated they would like to request double what they have been. Steve is hesitant about draining the Capital Reserve Funds, because if they need to replace another apparatus, then they would be asking the voters for another \$1,000,000. Leif is concerned that the mini-pumper is unable to fight fires on its own. Ed stated that if they approve the purchase, he doesn't want them coming back in two years requesting another \$500,000. Chris stated that having the Pumper would allow them more time before needing to replace the engine. Ed inquired how much it would cost to outfit the mini-pumper. Alan stated that they have most of what they need already in the garage. Steve is still hesitant about draining the CRF and inquired if it should go before the voters in March. Alan stated that they can't hold the truck for that long, and in March it will most likely be \$70,000 more for the same truck. Leif made a motion to buy the mini-pumper. Steve seconded. Ed agreed. Motion passed.

New Business

Building Notification - Riddle Hill Rd. - Map 10 Lot 177 – This is going to be used for storage with conversion later on, so notification does not need approval at this time. They will need to submit a request for conversion when that time comes.

Other Business

Action Items

Equipment Inventory – Sam has started working on the Highway inventory.

Junkyard Ordinance – Ed would like to get rid of the local ordinance and rely on the state law. Steve made a motion to repeal the local ordinance if OK'd by legal counsel, and use the state law in its place. Leif seconded. Ed agreed. Motion passed. Steve would like to have a policy created for the procedures of handling a complaint.

Ambulance – no new updates

Parsonage – Ed asked Andrew Cushing about test pit results. Andrew stated he did not get one. He shared the updated plan with the board, which represented the mutually agreed boundary line and parking area for the church. Ed stated that the old septic system to the parsonage was found behind the house, and wondered if a new system could be put in its place. Dianne Burrington updated the board that she met with a septic designer and Bob Senter. The designer spray-painted to show where there would still be room for septic beyond where the historical society's original stakes were set. That is where they would like the boundary to be. Andrew was upset by this, as they had already come to a mutual agreement. Ed reminded everyone that there are three parties involved with this agreement: the Board, Andrew, and the Historical Society. Chris Williams reminded the Board of the Lease agreement with the Historical Society. Steve was disappointed by this, as they had already met and made a compromise that all could agree on, and now it seems that we are moving backwards. Alan inquired what the town would gain by selling the property. Steve stated it would go back on the tax rolls. Steve stated that the building is falling down; the town can either tear it down or sell it to someone who is able to restore it. Dianne stated she would like it to be subdivided with the borders being the stone walls, and then placed on the market. Steve stated that he would like to go with the agreed-upon compromised lines and move forward with the next steps, which would be negotiating a sale. Andrew does not think it is worth the \$85,000 assessed value. Steve suggested putting on

another warrant article so the people can decide. Jodi Ibey reminded the board of the previous warrant article. They will continue negotiations in non-public at the end of the meeting.

Correspondence

Midstate Health Center letter – asking for \$150 donation for 2027

Public Comment

Jean Mitchell commented that the CIP did not support the purchase of the Mini-Pumper. Steve disagreed and did not recall them saying no, and that they did add it to the plan list

Maureen O'Reilly inquired if they already have a pumper and why a second one would be needed. She recommended putting it on the ballot for the people to decide.

Gary Whitney felt the Selectboard caved a little too soon. He suggested there should be a procedure in place if changes are made to the CIP plan.

Lee Whay read a letter from Ryan Huff as he needed to leave early. He suggested an independent mechanic assess engine 2. He asked for clarity on the grants being pursued and rules for each.

Maureen commented that the CIP does not make decisions; they do the homework for the Board.

Final Comments From Selectboard

Steve reminded everyone that the State Primary is September 8th.

LeeWhay had a few questions regarding appraisal for the parsonage and wondered if a second one was needed. Leif had talked with Doreen earlier today, and she said it would only be a difference of 2-3%

Steve motioned to go into non-public per RSA 91-A:3, II(d): *Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.* Leif seconded. Ed agreed. Roll Call was unanimous. The board entered non-public at 7:35 pm. Leif motioned to seal the minutes. Steve seconded. Ed agreed. Motion passed. Steve motioned to leave non-public; Ed seconded. Leif agreed. Public session reconvened at 7:53 pm. They will be seeking legal advice.

Leif motioned to adjourn. Steve seconded. Ed agreed. The meeting was adjourned at 7:55 pm.

Respectfully Submitted,
Sara Hogue, Administrative Assistant