

SELECT BOARD MEETING MINUTES

August 31, 2026

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Board members present: Chair LaCourse, Vice-Chair Hawthorne and Selectperson Rusteika

Others present: John and Anne Tappan, Colin Blake-Butler, Kyle Pimental, Scott Marsh, John McKenney, Caren Rossi, Town Administrator Andy Robertson and Asst. Town Administrator Denise Duval

- I. Chair LaCourse calls the meeting to order at **6:00pm**.
- II. Public Comment: John Tappan, Stepping Stones Road, speaks on setting a precedent or not should Tom Dronsfield be granted an exception to receive a leave payout in excess of what the town personnel policy awards. He talks about circumstances when this exception should and should not be approved.
- III. a. Paul McKenney from Municipal Resources, Inc. reads from the summary of the 2026 final valuation report which was provided to the Board and the public in the agenda packet. He indicates that the meeting with the public went well. There were some property cards that were incorrect and after reviewing everyone's cases, they made about \$6 million in value changes. Scott Marsh will finalize the MS-1 in the next days and they will send out the letters to the taxpayers. Chair LaCourse moves to accept MRI's recommended final values for this year's revaluation. Vice-Chair Hawthorne, seconds. All in favor. **Motion Carries.**

b. Kyle Pimental, Assistant Director for Strafford Regional Planning Commission, says that he is not an impact fee expert but can speak to the general concept. An impact fees is a onetime fee charged to a private development whether it is part of a subdivision, site plan building construction, land use change, that helps to pay for either the construction or improvement of critical facilities that are owned or operated by the town such as schools, transfer stations, waste water treatment facilities, municipal office buildings, public safety facilities and recreation. The two statutes that are important to be aware of are RSA 674:16 applies to land use, planning and regulatory powers which give the Board the power to adopt and RSA 674:21 applies to your innovation land use controls. Before impact fees can be assessed, the methodology has to go on a warrant and a CIP must already be in place. Fees must be proportional and the costs must be related to the development. There must also be a basis for assessment or a study of whatever eligible facility that you want to look at. The Town would have to come up with how it is going to determine what the impact fees are going to be. Today it would cost between \$12,000-\$18,000 for a consultant to do the study. These consultants provide the methodology that are sound and legally defensible. The methodologies may vary between consultants. There is no end governing body that reviews the methodology. Appeals by developers would go to the Zoning Board and then to Superior Court. There have been lawsuits in NH on the methodology. Enactments of impact fees would go through the Planning Board. We should look at Durham's history with this. The fees cannot go into the general fund. Funds must be applied to the improvements that they were originally set up to pay for. Fees are paid at the certificate of occupancy and must be used within 6 years of receipt and a report must be done every year to account for the money that was collected. The Planning Board may waive fees. A town does not need an impact fee ordinance in order to start charging an impact fee to offset improvements. Planning Board already has the authority. The Town of Lee has never had impact fees. Nottingham is a good website to refer to with regards to impact fees. It is difficult to defend or support the necessity of an impact fee if you do not have a sound methodology. TA Robertson will find out how Deerfield does its impact fees and Caren Rossi will reach out to Durham about this as well.

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IV. a. The Board approves Catherine Fisher moving from being an alternate on the Conservation Commission to becoming a full member.

V. There is no old business.

VI. a. Chair LaCourse moves to enter into a non-public session NH RSA 91-A:3-II (a) at **6:37pm**. Vice-Chair Hawthorne, seconds. Roll Call Vote. Chair LaCourse, yes. Vice-Chair Hawthorne, yes and Selectperson Rusteika, yes. **Motion Carries.**

The Select Board returns from non-public session at **7:36pm**.

b. Chair LaCourse moves to seal the nonpublic minutes. Vice-Chair Hawthorne, seconds. Roll Call Vote. Chair LaCourse, yes. Vice-Chair Hawthorne, yes. Selectperson Rusteika, yes. **Motion Carries.**

VII. Chair LaCourse adjourns at **7:37pm**.

Minutes transcribed by:

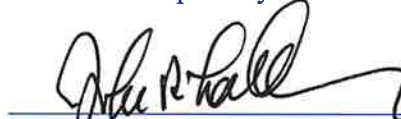


Denise Duval, Asst. Town Adm.

9/1/4 KC

Date

Minutes accepted by The Lee Select Board:



John R. LaCourse, Chair



Rebecca Hawthorne, Vice-Chair



Matt Rusteika, Selectperson