



Office of Board of Selectmen

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Selectmen's Meeting Minutes Wednesday, September 2, 2026 10:00 am Belmont Mill, Tioga Meeting Room

Present were Chairman Ruth P. Mooney, Selectman Travis O'Hara, Selectman Jon Pike, Selectman Sharon Ciampi, Selectman Mark Lewandoski, TA Alicia Jipson, Executive Assistant/Assessing Administrator Colleen Akerman, Town Planner Karen Santoro, Town Clerk/Tax Collector Jennifer Cashman, Police Chief Steve Akerstrom, DPW Director Brian Jackes, General Assistance Director Donna Cilley, and Library Director Tricia Sturm. Also present were Conservation Commission Members Pauline Tessier and Tyson Morrill; Andrew Bernstein of Kearsarge Energy; Barry Beauregard of Bonnette, Page & Stone; and Jason Lacombe of SMP Architecture. Via Zoom was Town Clerk/Tax Collector Assistant Devon Tibbetts.

The Chairman opened the meeting at 10:00 am and those present stood for the Pledge of Allegiance. Attendees were requested to refrain from whispering during the meeting because the acoustics are not good in this room.

Review & Approve Minutes:

Minutes of Meeting 08/19/2026:

Selectman Travis O'Hara moved to approve the minutes of the meeting held 08/19/2026; seconded by Selectman Mark Lewandoski. Motion passed unanimously (5-0).

New Business:

Police Department New Hire – Seth Jalbert:

Police Chief Steve Akerstrom reported that Seth Jalbert has completed the background process and will go to the academy for certification. If he is hired now, he can get field training completed before the academy in January. All other patrol positions are filled but there is a Sergeant position open. We also have a new K-9 officer in training that is 14 months old.

Selectman O'Hara moved to approve hiring Seth Jalbert to the Police Department; seconded by Selectman Lewandoski. Motion passed unanimously (5-0).

Kearsarge Energy – Solar PILOT Discussion – Map/Lot 232-007 – Off Jamestown Road:

Andrew Bernstein of Kearsarge Energy presented information about a solar project off Jamestown Road. They are one of the larger independent power producers in New Hampshire and have worked on 110 projects with municipalities. They are long-term owners and they do not "flip" their projects. They typically work out a long-term PILOT (Payment in Lieu of Taxes) agreement for 20 years with municipalities. The land for the panel installation will come out of current use and be taxed at the full assessed land value, while the taxes for the panels would be handled through a PILOT agreement. Having a PILOT agreement helps with financing projects like

this because all of the expenses are built-in. This presentation is to determine if the Board would be agreeable to working out a PILOT if the project received land use board approval.

There was discussion about tax implications, area land values, equipment ownership, net metering benefits, savings to the Town, use of local contractors, safety features, and an annual escalation percentage for the PILOT. The company would lease about 22 acres of land from the current owner for a 4.9-megawatt fixed tilt system and estimated completion would be late 2027 to early 2028. A bond or letter of credit would be put in place for decommissioning the project and the panels would always be owned by Kearsarge Energy. They use top quality recyclable panels.

Some residents had questions about the project that are not appropriate for this discussion. The Zoning and Planning Boards are the appropriate forums for questions about the specifics of the project because the Board of Selectmen is only reviewing whether they would be amenable to a PILOT program if the land use boards approve the project.

Selectman O'Hara moved that if approved by the Land Use Boards, the Selectmen agree to enter into a mutually agreed upon Solar PILOT agreement with terms to be agreed upon prior to construction; seconded by Selectman Ciampi. Motion passed unanimously (5-0).

Consideration of Land Donation – Dutile Road – Map/Lot 218-101:

A property owner on Dutile Road is interested in donating a landlocked parcel valued at \$100 to the Town. If the Board is interested, staff will work with the owner and start the process to accept the parcel.

Selectman Lewandoski moved to move forward with the process to accept a land donation of parcel 218-101-000-000 on Dutile Road under the provisions of RSA 41:14-a; seconded by Selectman Mooney. Motion passed unanimously (5-0).

The Board suggested the Town send letters to other owners of similar parcels to see if anyone else is interested in donating a landlocked parcel.

Town-Owned Properties Review:

TA Alicia Jipson reported that Land Use Technician Rod Cameron has been reviewing the list of Town-owned properties. The Board was provided with a color-coded listing detailing the uses of all of the Town-owned parcels such as Town facilities and buildings, water and sewer, cemeteries, or conservation land. There are about 29 parcels that could potentially be considered for sale or development, and some properties could be offered to abutters. The Board should review the list, and additional research will be done if there is interest in trying to sell any of the parcels. Other departments may have a use for some parcels, but some of them are swamp, and some of them are ledge. There was a request to include the additional descriptions with the Annual Report. Selectman Ciampi questioned the assessed value of some of the cemetery parcels so we will get clarification from LU Tech Rod Cameron.

BPS – Library Expansion Update:

The Belmont Public Library has been largely unchanged for nearly a century despite the Town's growth. Jason Lacombe from SMP Architecture presented a design concept for a new two-story addition featuring an offset floor plan to maintain the historic building while meeting ADA compliance and community needs. Some of the design features include outdoor space, a meeting room, staff space, an elevator and improved security and sightlines for different areas. The proposed project has an estimated total cost of \$5.5 million, including \$500,000 in contingency and 3.5% escalation, with annual bond payments projected at \$400,000-\$425,000. There is a future opportunity to add solar panels but this budget does not include solar. The front of the building would remain as is and the new entry would be optimal for security and compliance while allowing for good flow and functionality.

Resident Liz Charlwood of Cotton Hill asked about the proposed size compared to our town's size, and the design did take into consideration comparables in other communities. Selectman O'Hara commented that the building is overutilized, but it will be hard to sell a bond for this. Ms. Charlwood inquired about grant opportunities and Library Director Tricia Sturm responded that they are searching for all grants but some of the federal ones have no funds left available so they are looking at other options and anticipate some fundraising.

Other New Business:

Conservation Commission Alternate Member Appointment:

Selectman O'Hara moved to appoint Frances Gage as an alternate member of the Conservation Commission with a term ending 3/31/2028; seconded by Selectman Lewandoski. Motion passed unopposed (5-0).

Winnisquam Watershed Network (WWN) 319 Grant – Beach:

DPW Director Brian Jackes and Conservation Commission member Tyson Morril presented a grant opportunity for the Town beach relative to stormwater runoff improvements. The grant will require a match of labor and equipment from DPW, and Board support is necessary to proceed with the next stages of the grant process. This will assist with permitting needed for the work. The grant is through the WWN, not through the Town, but it is on Town-owned property and we will benefit.

Selectman Lewandoski moved to authorize the Chairman of the Board to sign a letter of support for the Winnisquam Watershed Network Based Plan 319 Grant; seconded by Selectman O'Hara. Motion passed unanimously (5-0).

Shaker Regional School District Advisory Budget Committee Members Needed:

The school district is looking for advisory budget committee members. Applicants must be registered voters and submit a letter of interest to the district.

Old Business:

Karen Drive Solid Waste Violation:

Executive Assistant Colleen Akerman updated the Board on a solid waste violation issue that started a year ago. A property owner on Karen Drive failed to comply with the Town's ordinance despite multiple warnings and opportunities for compliance. The property owner was

fined \$250 and did not pay the violation and we had to go to court. The judge ruled in our favor but adjusted the fine to \$100. It was recommended that we develop a more detailed violation fine schedule.

Other Old Business: None

Public Comment: None

BOS Future Agenda Items: None

Board & Committee Reports:

The Planning Board met Monday and voted 3-1 to support the recommendation to demolish the bank building.

Next Meeting: September 16, 2026 @ 6:00 pm

Non-Public Session:

Those present and voting were Chairman Ruth P. Mooney, Selectman Travis O'Hara, Selectman Jon Pike, Selectman Sharon Ciampi and Selectman Mark Lewandoski. Also present were TA Alicia Jipson, Executive Assistant Colleen Akerman and TC/TC Jennifer Cashman.

Chairman Mooney moved to enter non-public session in accordance with RSA 91-A:3 II c at 11:23 am; seconded by Selectman O'Hara. Roll Call 1: J. Pike – aye, M. Lewandoski – aye, T. O'Hara – aye, S. Ciampi – aye, R. Mooney – aye. Motion passed (5-0).

TC/TC Cashman reported on the 2026 tax deeding process that started with 34 properties. 12 waivers were allowed for active payment payers, 5 waivers for undesirable properties and 15 paid off their 2024 liens. There is 1 property to be deeded on Dutile Road who chose not to pay.

One tax deed has been delayed due to some legal complications, but they will proceed with the process when appropriate.

Selectman O'Hara moved to exit non-public session at 11:45 am; seconded by Selectman Pike. Roll Call 2: S. Ciampi – aye, T. O'Hara – aye, M. Lewandoski – aye, J. Pike – aye, R. Mooney – aye. Motion passed (5-0).

Adjournment:

Selectman O'Hara moved to adjourn the meeting at 11:45 am; seconded by Selectman Pike. Motion passed unanimously (5-0).

Respectfully Submitted By:


Colleen Akerman, Executive Assistant

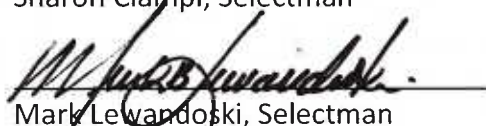
Approved by the Board 09/16/2026:


Ruth P. Mooney, Chairman


Travis O'Hara, Vice Chairman


Jon Pike, Selectman


Sharon Ciampi, Selectman


Mark Lewandoski, Selectman