



BOARD OF SELECTMEN
Town of Greenland • Greenland, NH 03840
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MINUTES OF THE BOARD OF SELECTMEN

Wednesday, September 09, 2026 – 6:00 p.m. – Town Hall Conference Room

Members Present: Heather Droesch, Laura Malloy, Zack Pike, Stephan Toth

Members Absent: Paul Stanley

Staff Present: Tara Tucker, Town Administrator

Also Present: Chief Wayne Bertogli – Police Department; Chief Riley Stanchina – Fire Department; Library Trustees

TA Tucker opened the Board of Selectmen meeting at 6:00 p.m. A roll call was taken, and it was announced a quorum was present and the meeting was being live-streamed.

I. APPOINTMENTS

1. Public Comments: 2027 Budget Survey

The Board of Selectmen concluded the public feedback period for the 2027 budget survey; there were no comments at this meeting. The survey received approximately 400 responses; the Master Plan survey from the Planning Board, conducted in 2021, received less than 400 responses. Survey results will include data and graphs. Responses will be separated by submission, including physical paper and online responses. The presentation will also include condensed AI-generated comments as well as a complete list of comments.

The deadline for written and online survey period closed at noon on September 09th. Results are anticipated to be available within one to two weeks and will be presented publicly by the end of the month. Previous feedback and comments made before the meetings will also be available.

II. PUBLIC MEETING

1. Adoption of Building & Code Complaint Policy

The adoption of the Building & Code Complaint Policy has been reviewed and approved by the Town Attorney.

MOTION: Z. Pike moved to adopt the Building & Code Complaint Policy, effective immediately. Second – H. Droesch; all in favor. MOTION CARRIED

2. Adoption of Cash Transaction Penny Rounding Policy

The adoption of the Cash Transaction Penny Rounding Policy has been reviewed and approved by the Town Attorney.

MOTION: S. Toth moved to adopt the Cash Transaction Penny Rounding Policy, effective immediately. Second – H. Droesch; all in favor. MOTION CARRIED

III. APPROVAL OF MINUTES

1. Monday, August 24, 2026

MOTION: H. Droesch moved to approve the minutes of Monday, August 24, 2026. Second – Z. Pike; three in favor, one abstained (L. Malloy). MOTION CARRIED

IV. OLD BUSINESS

1. City of Portsmouth Sewer Agreement

The prior sewer agreement with the City of Portsmouth expired approximately three years ago. Bob Dion, Planning Board Chairman, provided Planning Board revisions to the proposed sewer agreement to the City of Portsmouth. The Town Attorney reviewed the revised sewer agreement before it was sent to Portsmouth.

Agreement Scope: The proposed agreement lasts 15 years. It states that if a party is willing to pay for a sewer extension into eligible areas of Greenland, Portsmouth would make sewer capacity available. The agreement defines the geographic limits. The agreement will not take effect until it is also approved by the Portsmouth City Council.

MOTION: H. Droesch moved to approve the Intermunicipal Agreement with the City of Portsmouth for the sewer line extension and authorize the Town Administrator to sign. Second – S. Toth; all in favor. MOTION CARRIED

2. Other Old Business

Road and Parking Lot Work:

Completed Road Work: TA Tucker informed the Board that Portsmouth Avenue was completed with the exception of final striping. Brown Avenue and Witham Farm Road were milled and paved, and work for top coating has been marked for portions of Portsmouth Avenue, Coastal Way, and Spring Hill Road.

Crack Sealing Progress: Crack sealing was completed or substantially advanced on Caswell Drive, Shore Drive, Town Square, and Moulton Drive West. Some work is still unfinished near the Transfer Station area and Moulton Drive West.

Parking Lot Material: The contractor determined that the sealant used for the road cracks was unsuitable for parking lots: parked and turning vehicles could cause the material to melt and adhere to tires. Parking lots at the Town Hall, Police Department, and Fire Department would require a more expensive rubberized product.

Additional Expenditure: The added cost for parking lot crack sealing is \$15,850. TA Tucker was advised that completing the work could provide three to five additional years of service and help avoid more extensive reclamation.

DRAFT: SUBJECT TO CHANGE

MOTION: Z. Pike moved to approve the additional expenditure of \$15,850 from the Road Maintenance Capital Reserve Fund to apply a rubberized crack sealer to the municipal parking lots at the Town Hall, Police Department and Fire Department. Second – S. Toth; all in favor. MOTION CARRIED

Remaining Paving: Alden Avenue will be scheduled in the fall for full reclamation and paving. The planned work remains on the contractor's list and is expected after milling and top coat because it requires reclamation equipment. The Town will provide advance notice to those businesses; access will be affected although work is expected to take about one day.

V. NEW BUSINESS AND ADMINISTRATIVE

1. Trick or Treat Date

Last year, P. Stanley stated that Trick or Treat should always be on Halloween, which this year is Saturday, October 31st. The School and Police Department have been contacted about the date for Trick or Treat; there are no school activities or Patriots game on that date. Chief Bertogli did not have a problem with that date.

MOTION: Z. Pike moved to approve Trick or Treat be held from 5 pm to 7 pm on Saturday, October 31, 2026. Second – L. Malloy; all in favor. MOTION CARRIED

2. Appointment of Weeks Library Trustee Alternate

The Weeks Library Trustees requested that Cindy Hoonhout, 31 Winnicut Road, be appointed as an alternate to their Board.

MOTION: H. Droesch moved to appoint Cindy Hoonhout as an alternate to the Weeks Library Trustees Board. Her term will expire in September 2027. Second – S. Toth; all in favor. MOTION CARRIED

The Library Trustees explained that the Library can have alternate Trustees and that adding C. Hoonhout supports succession planning.

3. Other New Business

2027 Budget Schedule: The Board reviewed the proposed budget schedule. The proposed schedule moves the Town budget process earlier to hopefully finish before Thanksgiving. There is a possible scheduling conflict with the School budget review on Saturday, December 05th.

Budget Process Goal: The proposed schedule builds on budget discussions that have been held since April; the Board and Budget Committee should understand the direction of the Town budget. The objective is to reduce the number and length of meetings during the formal budget period.

Selectman Transition: S. Toth announced plans to move to Massachusetts in October. He intends to remain in office until the move; his last meeting will be Monday, October 05th. S. Toth thanked the Board of Selectmen, Town staff, and department heads for their support.

The Board recognized that an official action would be needed and discussed making the change effective October 14th.

DRAFT: SUBJECT TO CHANGE

VI. APPROVAL OF MANIFESTS – CONSENT AGENDA

1. Accounts Payable

GEN FUND: \$192,352.79	REC REVOLVING:
PD/FD DONATIONS: \$4,325.00	WINNICUT RIVER PROJECT: \$4,140.19
POLICE DETAIL: \$	FIRE/AMBULANCE REVOLVING: \$
HEALTH TRUST: \$	SCHOOL: \$1,000,000
ABATEMENT: \$	NATIONAL NIGHT OUT: \$
TOTAL AP: \$1,200,817.98	
TH CREDIT CARD: \$	PD CREDIT CARD: \$
FD CREDIT CARD:	
TOTAL CREDIT CARDS: \$	
NH RETIREMENT: \$	

2. Payroll

NET PAYROLL: \$69,917.75	TAXES: \$12,653.94
OTHER DEDUCTIONS: \$12,934.39	
GROSS PAYROLL: \$95,506.08	

MOTION: S. Toth moved to approve the Consent Agenda as presented. Second – Z. Pike; all in favor.
MOTION CARRIED

VII. PUBLIC COMMENTS

Planning Board Apartment Proposal: Jean Ryan, 87 Hillside Drive, questioned the proposed apartment complex on Greenland Road. It was clarified that project was before the Planning Board and not the Board of Selectmen. It was suggested that they watch the Planning Board agenda for future hearings.

VIII. ADJOURNMENT

MOTION: H. Driesch moved to adjourn at 6:27 pm. Second – S. Toth; all in favor. MOTION CARRIED

NEXT MEETING

Monday, September 21, 2026 – 6:00 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant