



**TOWN OF THORNTON
BOARD OF SELECTMEN**

Town of Thornton • 16 Merrill Access Road • Thornton, NH 03285 • 603.726.8168

Approved on: 8/5/26
BOS Initial: _____
Rec'd by Town Clerk on: 8/6/26
Town Clerk Initials: ACK

**Board of Selectmen Meeting Minutes
July 8, 2026**

4:00 p.m. Chairman Steven Babin opened the Thornton Board of Selectmen meeting with the Pledge of Allegiance.

This meeting was held at the Thornton Station Meeting Hall and via Zoom. The Zoom code was referenced on the posted agenda.

ROLL CALL: Chairman Steven Babin, Vice-Chair Peter Laufenberg, Selectwoman Marianne Peabody, Selectman Brad Benton, Selectman Matt Peltier

ABSENT: None

STAFF PRESENT: Town Administrator (TA) Desiree Mahurin

OTHERS PRESENT ON ZOOM (*names are listed as they appear*): Michael Miller, Andy Harris

OTHERS PRESENT: Shawna Chase, Marty Humphrey, George Humphrey, Diane Gravel, Al Lewis, Ken Wolffe

APPROVAL OF MINUTES:

MOTION: "To approve the public meeting minutes of June 10, 2026, as presented."

Motion: P. Laufenberg

Second: M. Peabody

Discussion: None

Motion Passes: 5 – Yes, 0 – No, 0 – Abstained

MOTION: "To approve non-public session minutes of June 10, 2026, as presented."

Motion: P. Laufenberg

Second: M. Peabody

Discussion: None

Motion Passes: 5 – Yes, 0 – No, 0 – Abstained

CONSENT AGENDA: June 24, 2026, and July 8, 2026

June 24, 2026

Manifests:

1. Payroll: \$ 43,470.27
2. Vendor: \$849,581.77

Zoning Compliance Application(s):

1. 2026-26 Peltier, Matt & Allison, Angel 240-003
51 Anderson Hill Rd
Description: 10x16 shed

52 2. 2026-27 Rhum, Steven 230-050
53 Treeline Rd
54 Description: 18 Roof top Solar panels
55
56 3. 2026-28 Hayes , Jeffery & Stephanie 235-038
57 375 Upper Mad River
58 Description: 12x24 shed
59
60 4. 2026-29 Weese, Janine 219-03
61 17 Jacob Lane
62 Description: 24x14 shed
63
64 Timber Yield Tax Warrant
65 1. PID: 241-046
66 Karpinski, Anne Marie
67 \$205.62
68
69 Intent to Cut Timber
70 1. PID: 241-046
71 Karpinski, Anne Marie
72
73 Timber Yield Tax Abatement
74 1. PID: 402-001
75 LE Taylor & Sons
76 \$12,119.70
77
78 July 8, 2026
79 Manifests:
80 1. Payroll: \$ 33,256.58
81 2. Vendor: \$626,655.73
82
83 Zoning Compliance Application(s):
84 1. 2026-29 Weese, Janine 219-030
85 17 Jacob Lane Description:
86 24x14 shed
87
88 2. 2026-30 Mchielly, Nate & Kathleen 241-118
89 1484 NH RT 175
90 Description: 10x12 shed
91
92 3. 2026-31 Doucette, Daniel & Alison 220-017
93 347 Mill Brook Rd Description:
94 Demo of shed
95
96 4. 2026ADU Buczynski, Briana & Edward III 240-007
97 1642 NH Route 175
98 Description: Accessory Dwelling Unit (pre-existing at time of purchase 5/29/2026)
99
100 Property Tax Abatements
101 1. PID: 227-002-000-0009 (billed incorrect owner)
102 Koenig, Christopher & Kathryn
103 \$6,375.00

104
105 Refund Abatements

- 106 1. PID: 208-019
107 Twohig, Stephen
108 \$443.28
109
110 2. PID: 241-059
111 Uhlman, R & L Trust
112 \$142.17
113
114 3. PID: 239-050
115 LaCombe, Keith & Suzanne
116 \$35.18
117
118 4. PID: 246-007
119 Bunker, Susan & David
120 \$851.91
121
122 5. PID: 238-012-025
123 25 Jacks Run LLC
124 \$1,282.09
125
126 6. PID: 234-042
127 Hainey, James & Michelle
128 \$329.45
129
130 7. PID: 237-010-000-0001-00010
131 Zima, John & Robitaille, Scott
132 \$850.57
133

134 Supplemental Property Tax Bill

- 135 1. PID: 227-002-000-0009
136 Snow Peak Real Estate Dev LLC
137 \$6,375.00
138

139 Property Tax Abatement Denials

- 140 1. PID: 228-019
141 Kadlick, Sandra M Rev Trust
142
143 2. PID: 230-035
144 Carpenter, John C
145
146 3. PID: 243-040
147 Chandler, Robert & Miriam
148
149 4. PID: 63parcels LCJ
150 Holdings LLC
151

152 Trustee of Trust Fund Request

- 153 1. Capital Reserve Fund: Transfer Station Major Equipment
154 Purpose: Baler
155 Amount: \$9,783.65 (Thornton 48.3%)

156
157 **MOTION: "To approve the June 24, 2026, and July 8, 2026, consent agenda presented."**

158 **Motion:** P. Laufenberg

159 **Second:** M. Peltier

160 **Discussion:** None

161 **Motion Passes:** 4 – Yes, 0 – No, 1 – Abstained (B. Benton)

162
163 **PUBLIC COMMENT(S):**

164 Sally Davis expressed her concern about the maple trees that were cut at Mad River Cemetery and
165 asked why so many were removed. B. Benton stated the maple trees were removed because they
166 were diseased and rotting. He, as Cemetery Superintendent, walked to property and identified all
167 dying maple trees with M. Benton, Cemetery Superintendent.

168
169 S. Davis asked if he had seen the trees once they were removed, as some did not look diseased. B.
170 Benton stated he had photos of the trees before and after they were cut to show rotting that was
171 occurring and posing a risk to the cemetery. He stated the decision to remove the trees was not an
172 easy one and was not taken lightly.

173
174 S. Davis asked for the photos and TA Mahurin stated she will email them to S. Davis later in the
175 week.

176
177 **COMMUNICATIONS & MAIL:**

178 *Mail/Correspondence for miscellaneous mail (if applicable) sent with Read Ahead material:*

- 179 1. Notice from Eversource counsel re: Application for a Certificate of Site & Facility (sent via
180 email 6/19/26)

181 TA Mahurin stated that this was for information purposes only; no action was taken

182
183 **NEW BUSINESS:**

184 *Review & sign Boogie & Blues permit application*

185 The Board reviewed the Special Events Permit application. TA Mahurin stated all documentation is
186 in order and the Board may sign the permit if they choose.

187
188 **MOTION: "To approve the White Mountain Boogie & Blues event permit."**

189 **Motion:** P. Laufenberg

190 **Second:** M. Peltier

191 **Discussion:** None

192 **Motion Passes:** 4 – Yes, 0 – No, 1 – Abstained (B. Benton)

193
194 **COMMUNICATIONS & MAIL (continued):**

195 *Concerned Citizen Correspondence (if applicable):*

- 196 1. Review Concerned Citizen Complaint re: potential "junk yard" property on Mountain
197 View Drive with additional information from Health Officer

198 M. Peabody, as Health Officer, read into the record a cease-and-desist letter that was sent via
199 certified mail and standard USPS to the property owners.

200
201 **"Cease & Enforcement Notice – Public Health Nuisance (RSA 147) Re: Immediate**
202 **Enforcement Action- Illegal Disposal of Human Waste, Creation of Public Health**
203 **Nuisance, and Occupancy of Structures without Required Utilities**

204
205 This letter constitutes a formal Cease and Desist and Enforcement Notice issued pursuant
206 to RSA 147:1-10, RSA 147:4, RSA: 10.

Following reports and verification by this office, the following **unlawful and hazardous conditions** have been identified on the above-referenced property.

You have been periodically occupying a **mobile home and/or shed with no functioning water or an approved sewage disposal system.**

During these periods of occupancy, **you have urinated and defecated directly onto the ground**, creating an immediate and unacceptable threat to the public.

Human feces have been **collected and placed into a large metal container with a loose, unsecured cover**, which does not meet any sanitary standard and constitutes an **active public health nuisance.**

These actions violate state law and minimum requirements and pose risks of groundwater contamination, vermin attraction, and disease transmission.

ENFORCEMENT ORDER EFFECTIVE IMMEDIATELY

You are hereby ordered to comply with the following without delay:

1. Cease all disposal of human waste into the ground or in any manner not compliant with NH sanitary regulations.
2. Cease all occupancy of the mobile home and/or shed until the structure is equipped with:
 - A lawful, functional portable water source, and
 - A lawful, approved sewage disposal system meeting Env-Wg 1000
3. Cease storing human waste in any container not specifically designed, sealed, and approved for sanitary containment.
4. Remove and lawfully dispose of all human waste currently present on the property using a licensed waste hauler or other approved method.
5. Submit written proof of corrective actions to the Health Officer within 14 days of receipt of this notice.

NOTICE OF POTENTIAL PENALTIES

Failure to comply with this order may result in:

Daily fines as authorized under RSA 147:10

Mandatory court action to compel compliance

Issuance of an emergency health order

Condemnation of the structure

Prohibition of occupancy, and

Recovery of enforcement costs by the Town

The Town will pursue all available enforcement mechanisms if compliance is not achieved immediately.

INSPECTION AND ACCESS REQUIREMENT

A mandatory inspection will occur on or after July 13, 2026, to verify full compliance.

You are required under RSA 147 to provide access to the property for this purpose.

FINAL NOTICE

The conditions documented on this property constitute a serious and ongoing threat to public health.

You are hereby directed to correct all violations immediately.

Failure to do so will result in escalated enforcement without further warning.

Marianne Peabody,
Health Officer, Town of Thornton, NH"

M. Peabody reviewed that the letter was sent on June 23, 2026, and as of July 8, 2026, no responses have been received.

Discussion occurred on what the BOS has jurisdiction over, i.e. Zoning Ordinance violations. P. Laufenberg commented that the discussion on whether the property is a junkyard can be researched further. M. Peltier and P. Laufenberg agreed to review the property and report back to the Board at their August 5, 2026, meeting.

DEPARTMENT HEAD REPORTS & OTHER COMMUNICATION AS APPLICABLE:

(Monthly Reports scheduled for the first meeting of each month

- June reports sent via email on 7/7/2026)

OLD BUSINESS:

Further discussion re: Complaint regarding potential commercial storage property located on Mad River Road

S. Babin stated he drove by the property and observed that the equipment noted in the complaint was agricultural, and he does not think it rises to the level of a violation. He commented that the submitter of the complaint is not an abutter or owner of an adjacent lot; he passes the property when traveling.

Discussion occurred on agricultural activities and parking agricultural equipment on private property. M. Peltier and S. Babin agreed to draft a letter to the submitter of the Concerned Citizen complaint and will schedule a time with the property owner to visit the site; findings will be reviewed at the August 5, 2026, meeting.

Old Town House report & updated estimate

S. Babin reviewed that the estimate for repairs proposed in 2011 were under \$200,000, and nearly \$800,000 with today's prices.

P. Laufenberg stated an expenditure like this needs to be brought before the legislative body to see if it wants to be made. He commented that the estimate for repairs only makes the building secure and 'water-tight' and does not cover any of the utility work needed (plumbing, electricity, etc.).

312 M. Humphrey asked if the NH Preservation Society had been approached and S. Babin stated no, as
313 no use for the building had been decided yet. S. Babin thanked her for the comment, as the Board
314 wants public input on what can be done.

315
316 S. Babin stated that the Board is not trying to get rid of the building and that public input is needed to
317 find a solution for the aging building.

318
319 **NEW BUSINESS (continued):**

320 Library Trustees re: review of Library budgetary items

321 M. Humphrey reviewed that the Library Trustees did not account for their new hire to need more than
322 a single-person health insurance plan. As a result, with the health insurance plan the new hire
323 chose, the library budget will be overspent by about \$5,000.

324
325 M. Humphrey stated she and the other trustees were never privy of the costs of different health
326 insurance plans and only used the amount for a single person; in the future they have learned they
327 should budget for a family plan (the highest tier). She reviewed ways the library can cut certain
328 costs until the end of the year, but they will still be overspent. M. Humphrey asked the BOS if they
329 could do anything to assist.

330
331 S. Babin stated the BOS cannot raise money in the middle of the year, and the only time that can be
332 done is at Town Meeting. He suggested bringing this to the School Board for their thoughts, as the
333 agreement with the Town has them covering 50% of costs for the library.

334
335 TA Mahurin reviewed that the library is a separate entity from the Town, and their budget is different
336 from the Town's. M. Peabody asked what would happen if the library budget were over-expended
337 and TA Mahurin stated they would be breaking the law and could be fined; this is state statute that
338 an entity cannot over-expend a budget line item.

339
340 P. Laufenberg expressed concern with the letter submitted to the Board by M. Humphrey regarding
341 the library budget shortfall.

342 *'No one on the Select Board, nor the Town Administrator, mentioned anything about health*
343 *insurance cost, e.g. would a new Director need single, 2-person, or family insurance. The*
344 *Library Board of Trustees was unaware of the amount the Town covered for health*
345 *insurance, 85% of any plan.'*

346
347 P. Laufenberg stated the Trustees should have known the benefits they offer to their employees. He
348 commented that during the budget hearing that is quoted in her letter, she was asked multiple times
349 if there were any other questions for the Board, including those questions regarding benefits being
350 offered, and she stated, no.

351
352 M. Humphrey stated she was ignorant of the benefits being offered and that was on her. She
353 thanked the Board for their time.

354
355 George Humphrey commented that he does not see the library as being any different from other
356 departments in the Town, and S. Babin stated libraries are different in how they are governed per
357 state statute.

358
359 TA Mahurin stated that the library is a separate entity from the Town, and their processes are
360 statutorily different than departments under the jurisdiction of the Town. Discussion occurred on
361 possible scenarios where the library could be under the Town's jurisdiction.

362
363 The Library Trustees thanked the Board.

364
365 **OTHER BUSINESS:**

366 **REMINDER OF SELECTMEN SUMMER MEETING SCHEDULE**

- 367 • Consent agenda items will still be signed every 2 weeks as usual.
368 ○ August 5
369 ○ September 16
370

371 **SELECTMEN CONCERNS AND DIRECTIVE:**

372 **M. Peabody**

373 M. Peabody asked when the website would be fully operational again, as there are still pages that
374 will not work. TA Mahurin explained that the website is currently being moved to a different platform,
375 as the one being used will be obsolete by the end of the year. She stated this was known, and the
376 process of updating the new website is currently in process.
377

378 TA Mahurin stated she is aware of some pages not working as they should and asked that any
379 abnormalities on the site be sent to her to investigate.
380

381 **PUBLIC COMMENT(S):**

382 Ken Wolfe stated he is concerned with the private road adjacent to the Mad River Cemetery, as it
383 looks awful. He asked if the Town could do something about the eyesore, like erecting a fence or
384 asking the owner to plant trees.
385

386 S. Babin commented that the Board has no jurisdiction over the road and its appearance, and that
387 those would have been addressed at the Planning Board meeting.
388

389 M. Peltier stated that the developers were required to submit a landscaping plan as part of their site
390 plan review and that the plan is available to the public.
391

392 **NON-PUBLIC SESSION 1, PURSUANT TO RSA 91-A: 3, II (c)**

393 **RSA 91-A:3,II c – Sign Notices to property owners of Tax Deeded properties**

394 **MOTION: “To enter non-public session 1 at 5:35 p.m.”**

395 **Motion:** P. Laufenberg

396 **Second:** S. Babin

397 **Discussion:** None

398 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained
399

400 *Please see the non-public session 1 meeting minutes of July 8, 2026*
401

402 **MOTION: “To exit non-public session 1 at 5:40 p.m.”**

403 **Motion:** P. Laufenberg

404 **Second:** S. Babin

405 **Discussion:** None

406 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained
407

408 **NON-PUBLIC SESSION 2, PURSUANT TO RSA 91-A:5 (XI)**

409 **RSA 91-A:5 (XI) – Review of Cyber Security procedures**

410 **MOTION: “To enter non-public session 2 at 5:40 p.m.”**

411 **Motion:** P. Laufenberg

412 **Second:** S. Babin

413 **Discussion:** None

414 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained
415

416 *Please see the non-public session 2 meeting minutes of July 8, 2026*

417
418 **MOTION: "To exit non-public session 2 at 5:57 p.m."**

419 **Motion:** P. Laufenberg

420 **Second:** S. Babin

421 **Discussion:** None

422 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained

423
424 **NON-PUBLIC SESSION 3, PURSUANT TO RSA 91-A: 3, II (I)**

425 **Eversource MOU Draft**

426 **MOTION: "To enter non-public session 3 at 5:58 p.m."**

427 **Motion:** P. Laufenberg

428 **Second:** M. Peabody

429 **Discussion:** None

430 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained

431
432 *Please see the non-public session 3 meeting minutes of July 8, 2026*

433
434 **MOTION: "To exit non-public session 3 at 6:04 p.m."**

435 **Motion:** P. Laufenberg

436 **Second:** M. Peabody

437 **Discussion:** None

438 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained

439
440 **ADJOURNMENT:**

441 **MOTION: "To adjourn the meeting at 6:05 p.m."**

442 **Motion:** P. Laufenberg

443 **Second:** M. Peabody

444 **Discussion:** None

445 **Motion Passes:** 5 – Yes, 0 – No, 0 – Abstained

446
447 Respectfully submitted,
448 Kerrin Randall
449 Board Secretary