DRAFT: SUBJECT TO CHANGE

BOARD OF SELECTMEN

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MINUTES OF THE BOARD OF SELECTMEN

Monday, August 10, 2026 – 6:00 p.m. – Town Hall Conference Room

Members Present: Heather Droesch, Laura Malloy, Zack Pike, Paul Stanley, Stephan Toth
Staff Present: Tara Tucker, Town Administrator
Also Present: Chief Wayne Bertogli – Police Department; Chief Riley Stanchina – Fire Department; Kathleen Babin-Johnson – Chairman, Alice Passer – Conservation Commission; Avery Merrill – Conservation Commission Intern; Bob Dion – Planning Board Chairman; Martha Wassell, Kevin Bowersox, Jen Drew – Budget Committee

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. Conservation Commission

Avery Merrill, Conservation Commission Summer Intern, presented findings to the Board of Selectmen regarding significant illegal dumping that had been discovered on three Town-owned conservation easements.

Inspection Findings: As part of his summer internship, A. Merrill inspected six or seven easement properties. Three were identified as having significant illegal dumping: Maloney Field (oil drums, barrels, car parts, vehicles, residential trash), behind Bethany Church (construction debris, PVC pipes), and Packer Brook (playground set, campground trash, car parts).

Environmental Concerns: The presence of oil drums and barrels near the Portsmouth watershed and pumping station created concerns about environmental risks. Some debris appeared to be recent (within five years); others were longstanding, which indicated ongoing dumping activity.

Ownership Clarification: It was clarified that the affected easements were all Town-owned, placing responsibility for monitoring and remediation on the Town. The sites that were inspected were not part of other monitored areas.

Mitigation Recommendations: There was a recommendation to involve industrial waste removal companies for cleanup and consider signage, fencing, and monitoring, possibly using cameras, to deter further dumping. Signage should reference state laws against illegal dumping.

Next Steps and Funding: An RFP will need to be sent for quotes. There is a possibility that grants may be available. Some of the easements will be revisited in the winter.

2. Public Comments: 2027 Budget Survey

TA Tucker updated the Board on the 2027 Budget Survey.

Survey Distribution: The survey is available on the Town website and Facebook page; paper copies are available at the Town Office and the Transfer Station. In addition, each household in Greenland will receive a copy in the mail between August 16th and 17th. The deadline for responses is Wednesday, September 09th.

Public Comments: Three in-person sessions have been scheduled for residents to provide feedback at a Board of Selectmen's meeting: August 10th, August 24th and September 09th. Residents watching the meetings by live stream are encouraged to submit comments during those meetings.

Data Collection and Analysis: TA Tucker reported that 89 electronic survey responses had been received. All feedback will be combined (mailed, emailed or dropped at the Town Hall) for a comprehensive analysis and presentation of results.

Transfer Station Alternative: Dick Rugg, Stratham Lane, proposed changes to the Town's Transfer Station system. He recommended subscription-based services paid by the Town and incineration. Historical practices, costs, recycling rates, and potential impacts on the budget were discussed.

- **Historical Context:** D. Rugg provided background information to the Board, noting that he was a firm believer in incineration. The Town joined the Lamprey River Cooperative in 1980; 15,000 tons of rubbish were burned per year. TA Tucker noted that the Town was in a 10-year contract with the Lamprey River Cooperative.
- **Cost and Recycling Data:** Discussion included current costs for trash and recycling ($117 per ton for trash and $100 plus per ton for recycling), the national average of waste generated (3.5 pounds per person/day), and the low recycling rates for plastic (9%).
- **Subscription Services:** Several companies currently offer subscription-based trash pickup in Greenland. D. Rugg provided a quote from G. Mellow Disposal Corp. offering a rate of $37 per month per residence in 2025. It was noted that rate could double the Town's current sanitation budget if adopted.
- **Generator:** D. Rugg has spoken to Chief Stanchina about the generator, which was installed by Seabrook and should be replaced. He recommended contacting the PUC or NRC.

II. APPROVAL OF MINUTES

1. Monday, July 27, 2026

MOTION: H. Droesch moved to approve the minutes of Monday, July 27, 2026. Second – S. Toth; all in favor. MOTION CARRIED

III. OLD BUSINESS

1. Audit Update

Brian McDermott, Plodzik & Sanderson, was here on Thursday, July 29th to finish the 2025 audit. He did not finish and will be back one more day. A good portion was completed but more information is needed on some of the remaining accounts. Some information is being emailed to him.

2. Public Engagement Process

TA Tucker explained that the public engagement survey would be mailed to every residence in Town by EDDM (Every Door Direct Mail). That was the cheapest way to mail 1,900 surveys.

3. Other Old Business

- **HR Update:** Responding to H. Droesch, TA Tucker stated that the HR representative has been contacted. As part of the onboarding process, the representative would like to meet the Board and any individual who would like to talk to him. TA Tucker will set a date.

- **Fire Department Pickup Truck:** Chief Stanchina updated the Board that the red pickup truck has been sold for $8,101. The purchaser is from New York and will drive here to take delivery of the truck.

IV. NEW BUSINESS AND ADMINISTRATIVE

1. Other New Business

Election Law Training: Training will be held on Wednesday, August 26th in the Portsmouth Municipal Complex on Junkins Avenue. The Town Clerk, Deputy Town Clerk, and Town Administrator will be attending this training; Board members are encouraged to attend; pre-registration is not required. The State Primary will be held on Tuesday, September 08th.

Tennis Court Crack Repair: The Rec Department has contacted TA Tucker about the tennis courts cracking. They would like to have it repaired before winter. The Recreation Department obtained a quote from New England Seal Coating Company for approximately $5,400 to repair roughly 28 feet of cracks up to 4 inches wide using acrylic crack sealant (the quote is valid for 15 days). Funds are available in their CRF or Rec Revolving Fund. The Recreation Committee had already voted to proceed with the repair.

MOTION: H. Droesch moved to allow the Recreation Department to use the Recreation Capital Reserve Fund in an amount not to exceed $5,490 to repair cracks in the Town tennis court. Second – P. Stanley; all in favor. MOTION CARRIED

Road Moratorium and Escrow Policy: The Board discussed and approved a new policy requiring an escrow account for non-emergency work on newly paved roads for three years post-paving. This will ensure quality repairs and protect pavement integrity. The policy will be reviewed by the Town Attorney.

- **Policy Details:** This moratorium will apply to any road in Town requiring companies or homeowners to deposit $5,000 into an escrow account for non-emergency work. Funds will be used for repairs that may be needed within three years of the road excavation.
- **Legal Review**: The Town Attorney has confirmed the Board's authority to implement the policy and recommended advance notice to residents prior to paving.

MOTION: H. Droesch moved to implement a new Road Moratorium Policy applying to all newly milled/overlaid and freshly paved roads, effective for three years from paving. Under the policy, any company or homeowner performing non-emergency work that impacts a freshly paved road during three-year window must deposit $5,000 into an escrow account (named for the address where the work is done), to be used for repairs if needed; the requirement lapses after three years. Emergency work is excluded. Second – Z. Pike; all in favor. MOTION CARRIED

V. APPROVAL OF MANIFESTS – CONSENT AGENDA

1. Accounts Payable

GEN FUND: $56,183.56	**REC REVOLVING**: $
PD/FD DONATIONS: $6,815.70	**GRANTS FUND:** $
POLICE DETAIL: $	**FIRE/AMBULANCE REVOLVING:** $
HEALTH TRUST: $65,868.70	**SCHOOL:** $2,750,000
ABATEMENT: $	**NATIONAL NIGHT OUT:** $1,309
TOTAL AP: **$2,880,176.96**	
TH CREDIT CARD: $	**PD CREDIT CARD:** $
FD CREDIT CARD: $	
TOTAL CREDIT CARDS: $	
NH RETIREMENT: $	

2. Payroll

NET PAYROLL: $72,468.15	**TAXES**: $13,469.45
OTHER DEDUCTIONS: $13,277.09	
GROSS PAYROLL: $99,214.69	

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

VI. PUBLIC COMMENTS

Snow Removal Contract and Bidding Concerns: Debbie Beck, Great Bay Road, submitted a letter to the Board regarding the snow removal contract renewal with Piscataqua Landscaping and questioned the lack of a competitive bidding process. The Board confirmed that the snow removal contract has been renewed for two years, noting that the decision was made after reviewing the maintenance agreement and that no bids were received at the time. The importance of competitive bidding was acknowledged by the Board. The Board supported the current contract extension due to prior approval and ongoing service.

VII. BUDGET

1. Capital Improvement Plan

The Board of Selectmen, members of the Planning Board, the Budget Subcommittee, Police Chief and Fire Chief, reviewed the proposed Capital Improvement Plan.

Fire Department – Chief Stanchina: A detailed spreadsheet outlining replacement timelines and costs for vehicles (tanker truck, ambulances, engine, command vehicle, and rescue pumper) was presented. Inflation and lead times were factored in. Annual allocations to Capital Reserve Funds to ease budget impacts were recommended.

Funding and Warrant Articles: The use of revolving funds, capital reserve funds and warrant articles for vehicle and equipment purchases was discussed. Discussion included the need for annual articles to continue funding as well as strategies to reduce the number of articles while maintaining transparency and public support.

Grant Opportunities: Potential grant funding for vehicle replacements was explored. There is up to $250,000 available for eligible diesel engine replacements. The application process, required commitments, and state vs. national competition for funds was discussed.

Police Department – Chief Bertogli: Additional items for the Police Department were added to the CIP, and included rifles, pistols, tasers, and body cameras. Chief Bertogli will email the projected costs to the Planning Board to be included in the CIP.

Process Improvements: Improvements in the planning process, the importance of comprehensive data from all departments and the need for early requests to ensure long-tern fiscal responsibility and informed decision-making were noted.

VIII. NON-PUBLIC

1. Personnel [RSA 91-A:2, II(b)]

MOTION: P. Stanley moved to enter into non-public session under RSA 91-A:3, II(b) at 7:58 pm. Second – H. Droesch; roll vote: Z. Pike – yes, S. Toth – yes, H. Droesch – yes, P. Stanley – yes, L. Malloy – yes. All in favor. MOTION CARRIED

The Board voted to leave non-public session and return to public session. The Board voted to seal the minutes of the non-public session.

IX. ADJOURNMENT

The Board voted to adjourn the meeting.

NEXT MEETING

Monday, August 24, 2026 – 6:00 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant