

APPROVED
Candia's Virtual Selectmen's Public Session Minutes
September 8th, 2025, 6:30 pm

Note: Individual roll call has been taken after each motion.

6:30 pm Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Chair Brien Brock, Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Stephanie Helmig, Selectman Susan Young and Town Administrator Amy Spencer.

Approval of Minutes: Public session minutes of August 11th, 2025.

Motion: Selectmen Chivers made a motion to approve the August 11th, 2025, Public Session Minutes as presented. Selectman Moran seconded. Selectman Helmig abstained. Motion carried by a vote of (4-0-1).

DEPARTMENT REPORTS

Highway: Road Agent Wuebbolt read his report and gave updates. One of the projects he is planning to use the Highway Block Grant for is Crowley Rd. Beginning next week they will be there cutting trees on the road in preparation for the road work to begin on Monday by digging it up. He is looking to use the Block Highway money, Impact Fees as well as the money received for Off Site Improvements on the 3 new lots that were built this year. He explained his plan for digging up the road and mentioned he may add in some under drain if needed. He would like to use Highway Funds for another project to replace the bad culvert on Old Manchester Road past Stubby's where all the drainage from the golf course goes out and there is a small dip where the culvert has gone bad. The issue is that the culvert does not take water anymore and when there is a high rain event, the whole area is full of water and it runs down the road and the side of the road washes out. He said they will need to see if Old Manchester Road has concrete under it, so he will be ripping up a portion of the road to find out if it does. He will be contacting the school bus company because he will need to shut down Old Manchester Road and the buses will have to detour around to South Road.

Motion: Selectmen Chivers made a motion to accept the Highway Block Grant in the amount of \$37,354.03. Selectman Young seconded. Motion carried by a vote of (5-0-0).

Motion: Selectmen Chivers made a motion to authorize the Road Agent to pay for the reconstruction on a portion of Crowley Road from the Highway Block Grant. Selectman Young seconded. Motion carried by a vote of (5-0-0).

Motion: Selectmen Chivers made a motion to authorize the Road Agent to replace the culvert on Old Manchester Road and it will be paid for by funds from the Moore Highway Fund. Selectman Young seconded. Motion carried by a vote of (5-0-0).

Police: Chief Chad Shevlin read the report and gave updates. School is now in session and there are school zones that vehicles need to adhere to. The fines can be very large if anyone is caught speeding through. School buses are also out and when they stop, all vehicles need to stop 25 ft. in every direction of the bus or it is a very hefty fine of \$620.

Chief Shevlin said there is an increase of scams going on. He emphasized that the Police would never make a phone call requesting a large amount of money to bail someone out of jail over the phone. If this does happen, please report it to the Police and do not give out any information or money to them. In the event a person is arrested, the Police would always ask a person to come into the police station first and the bail fee is only \$40, and not a large sum of money. The other scam received was someone pretending to be the Road Agent's vendor and they tried to receive over \$100,000 from the Town Office. He indicated that it was stopped, no money was sent out and that our office has specific guidelines that are used for sending out all payments.

Chief Shevlin stated the Police phone number during regular business hours is 603 483-2318, and after business hours call 603 483-2317 or 911. He explained that calling 603 483-2318 after business hours, all messages go directly to voicemail and they are not heard until the next day. He is looking into the possibility of having only one phone number or switching a phone line over or shutting down one of the lines when the Officers are not in the office.

Fire Department: Selectman Helmig read the report.

Building Department: Building Inspector Rich Lavoie read the report. Selectman Helmig asked if he had a conversation with the Fire Chief about who should be reviewing the fire building plans when there is a new building application. R. Lavoie said they would be more concerned with commercial buildings or the residential homes that have an oil burner. Selectman Helmig said her concern is the biggest one for Main Street. R. Lavoie said he did have a discussion with the Fire Chief about that.

Chair Brock said their current policy on building inspections and when a resident receives a building permit their impact fees must be paid. He received a request from a resident asking if they could either change that policy or to waive it case by case or not to receive a CO (Certificate of Occupancy) unless the impact fees are paid. This would allow the resident to receive their building permit and start construction. He feels the town is secure, because the resident will not receive a CO unless the impact fees are paid. He is not suggesting they change the policy, unless the Board decides to or if they do it on a case by case. Selectman Young and Selectman Helmig said they do not like it case by case. Discussion ensued and a final decision was made to allow deferral of the payment of impact fees until such time as the CO is issued.

Motion: Selectmen Chivers made a motion to authorize the Building Inspector to allow the deferral of the payment of Impact Fees until such time as the Certificate of Occupancy is issued. Selectman Young seconded. Motion carried by a vote of (5-0-0).

Impact Fees: Chair Brock said due to the activity of the Planning Board and the 55 plus communities it does not have the same impact as a development does. They impact Fire and Police, and not always the Ambulance, because it is all paid. It also does not impact the school and solid waste. He has presented it to Chair Tim D'Arcy of the Planning Board who is going to look into it, to find out if once you have applied the impact fees to the projects, is there a mechanism to reduce that amount, and if it would be a percentage of it, opposed to the whole impact, because they are only impacting Police and Fire. Selectman Young said it is like a user fee. They have couples without any children and we do not give money back. Chair Brock said, but this is the State of N.H. and that is how our taxes go. Selectman Young said she agrees with him that they do not go to the 55 plus communities. Selectman Helmig said medical alerts are less in a 55 plus community? Selectman Young said that is correct, and

she agrees with him, but will tell him factually they do not go to the 55 plus communities. She confirmed that medical alerts have been less in a 55 plus community. Chair Brock said not only that, but they also all have insurance. Selectman Chivers asked if they could have time to think about this. Chair Brock said he is just putting it out there, and the Chair of the Planning Board will look into it and how we may not have the authority to reduce the impact fee once they are set up.

Solid Waste: Selectman Chivers read the report.

Budget Committee: Selectman Young said the Budget Committee will not have all the budget information in time for their next meeting on Wednesday. Town Administrator Spencer said she will talk to the Accounting and Payroll Specialist about it. Selectman Helmig said the Budget Committee wants to begin the budget season early.

Planning Board: Chair Brock said they will be looking at the Town Engineer and they may be changing company. They had a great interview with someone and will keep the Board updated.

NEW BUSINESS:

7:01pm Opened Public Hearing:

Selectman Chivers said the auction company will be offering 9 properties for sale after they proceed through a cycle of hearings. They originally began with 19 properties and someone from the Planning Board has help identify 12 of these properties that have been dedicated to the Conservation Commission. The auctioneer has helped identify an additional 6 more properties that require the them to do more research before we can determine if the Town of Candia as markable title. Until the Auctioneer resolves the mystery parcels, they will just sit there. We will need to have 2 Public Hearings. If anyone is interested in these parcels they may reach out to N.H. Tax Deeds and Auctions and to give a bided number.

Selectman Young said she does not love the idea of selling all this land off to just anyone. She wants the public to understand that whatever amount it sells for is not the amount the Town receives. We only receive the money that is owed for taxes, and the remaining amount will go to the heirs. Selectman Chivers said if we sell these parcels which are not currently doing anything for the Town and put them back into the tax rolls every year is how we will receive money. He explained the process and said the fees are paid by the Auctioneers who will hold all the money involved and will distribute the monies when completed. Discussion ensued.

Public Input: Matt Phillips (resident) said his understanding on this is if you received excess proceeds of what the town is owed for back taxes, then they would need to find the previous owners or heirs. If they do not know who it is, then they file an Interpleader with the State, in turn it makes the funds go to the Superior Court and they will need to research. Sometimes what happens is the court will go back to the Town and say, you should know who the last person is that had the parcel, and we need your help, so it will generate some costs and that is where it can bring the funds down.

7:16 Public Hearing Closed.

The Georges: Matt Phillips (resident) came before the Board along with neighbors James & Terri George (residents). He believes there is a lot of land in Candia that the town owns, and the parcel for

34 acres is currently on the Auctioneers list of properties to investigate. He indicated that some of these properties are not shown on the map. What they are proposing to do is to ask the Town to determine if the Town does own it and instead of auctioning it, to do what is provided for in statues RSA 80:80, and to do an alternative method other than an auction or sealed bid process. He explained the process in order for the Town to agree to do this. In an Auction the Town normally would pay for a land survey because the map is incorrect.

Mr. Phillips said what they are proposing is to pay the Town the full calculated amount of back taxes owed, a land survey and they could potentially talk about assuming liability in the event the heirs decide to sue. He does not believe this is going to happen because it has been too long. He feels everyone including the buyers, the abutters and the town will be happy if it is voted in favor of selling him the parcel because they will be preserving open space and they will not have to go through the auction process. Mr. Phillips said they did take the liberty of talking to the Conservation Commission and said, they are in favor of it. Mr. Phillips has also gone before the Planning Board and said the committee was shocked to find out there were two unconfirming lots on the map that were incorrectly displayed and indicated that they would be delighted to have those cleaned up and do lot line adjustments to just absorb those under the existing lots. It would essentially forestall development once that happens because they are at the end of a class VI road and it cannot be subdivided. He said the George's already have their homes, and that he may be putting one house on his lot and indicated this would be all. These two lots are adjacent to several conservation lands on the Hooksett side that ties into Bear Brook, and that it is protected.

Selectman Young asked if they were awarded the land, would they be putting a conservation easement on it? M. Phillips said no, because he would be absorbing it into their existing lots. Selectman Young asked what happens in the future if they do not own it or if they decide to sell it? Mr. Phillips said there is already one home on it and you cannot subdivide on a class VI road, therefore no development could happen. He explained there are two lots, one for 12 acres and the other lot is for 34 acres and the tax maps are incorrect. Selectman Helmig said the Town has a lien on these properties because taxes have not been paid. He pointed out on the map all the lots on the Hooksett side was discontinued in 1953. Mr. Phillips said from his research the deed from 1958 states the Town owns it. Selectman Chivers said however, they cannot prove it. It is on the tax map shown as unknown, because of a discrepancy from different types of records. Selectman Chivers said what the Board needs to do before committing to selling this property is to reassure themselves that they have a markable title. M. Phillips said yes, and what they are asking the Board to do is to say yes, this makes sense in theory and ask the Town to look into it by looking at the old tax records, to find out what happened to it and why it fell off the maps. Selectman Chivers asked what the auctioneer said about selling the parcel. Town Administrator Spencer said their reply was written, at this point it would open up the town to liability if we were to pursue selling the property at this time.

Chair Brock said Mr. Phillips has two questions, they want to know if the Board is conceptually amendable to this process. The second question is whether the Board will decide to do something. Chair Brock said Town is not going to spend any money to do it. Discussion ensued. The Board agreed to have their attorney review the information and ask for his advice.

OLD BUSINESS:

Deliberative Session date: The Deliberative Session date was set for Saturday, January 31st, 2026, with a snow date of Tuesday, February 3rd, 2026.

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Building Inspector R. Lavoie said he found additional information regarding the Impact Fees. It states if it goes through as a development, the Planning Board are the ones who will assess the fees. However, if it does not need to go through the Planning Board then the Building Inspector assesses the fees. Before a Certificate of Occupancy is given the impact fees must be paid.

Calendar:

- Hazardous Waste Day is Saturday, September 20th, 2025, from 8am - 1pm.
- The next Board of Selectman's Meeting is scheduled for Monday, September 22nd, 2025.
- The second Public Hearing for the Auction will be on Monday, September 22nd, 2025.
- The Board of Selectmen Meeting scheduled for October 13th has changed to October 6th.
- Drug Take Back Day is scheduled for Saturday, October 25th.

7:48 pm - Selectman Moran made a motion to adjourn the meeting. Seconded by Selectman Helmig. All in favor. Motion carried by a vote of (5-0-0).

Linda Chandonnet
Recording Secretary