

UNAPPROVED  
**Candia's Virtual Selectmen's Public Session Minutes**  
**October 27th, 2025, 6:30 pm**

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

**6:31 pm** Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

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

**Approval of Minutes:** Public session minutes of October 6th, 2025. None noted.

**Motion: Selectman Chivers made a motion to approve the October 6th, 2025, Public Session Minutes as presented. Selectman Young seconded. Motion carried by a vote of (5-0-0).**

**NEW BUSINESS:**

**Jim Franklin:** Land Surveyor, Jim Franklin from Candia said he has come before the Board, because he is always trying to save the Town's tax dollars. This is in connection with a request for proposals in surveying the Dennis Lewis Town Forest and the consolidation of the various lots. The areas he is referencing is on the first tax map including their map and lot numbers.

The second sheet is a locus showing all the surveys that were done around the pieces of property and of the pieces of property that requested a proposal and a survey. The prices show how they had survey proposals from four surveyors, with three of them submitting prices. He did not include one because he has unique knowledge of the area.

The last page is an 11"x 17" is the survey plans that he prepared in 2009 for the Town of Candia that covers a good portion of what they were requesting a new survey of. He has put together a summary of his thoughts on this. On the 11"x17" it shows the boundary lines and the corners that they set. Everything except a few corners that were in the brook are set. As far as he knows, they have been perambulated by various people like conservation. He suggested that rather the Town rewarding a bid to resurvey these parcels, is for the Town to hire a licensed surveyor to go out and find the land markers. The maps are all on file with the Registry of Deeds where we can get copies of them and then walk around the properties to find the measurements with the new GPS equipment. He suggested that once they find the markers that they report back to the Selectmen. Using the GPS values of the bounds will be more accurate rather than hand measuring. They are to write a report of what the State Plan Coordinates are for each bounds and what the bounds are. Once that has been achieved they can go back and paint the lines.

Chair Brock asked Mr. Franklin if this would be something he is willing to do? Mr. Franklin said yes, because at this point he has most of this work done and for the Town to have to go out and spend \$16,000 to \$32,000 to redo this when he is willing to on an hourly basis as a part of his business or to appoint him as a fence viewer. He said he was not expecting to receive an answer right away and only wanted to present it to the Board. About 2 years ago the Conservation Commission contacted him about marking the Dennis Lewis Town Forest and he had given them a proposal that he would do it for \$500. However, someone on that Board did not like him, so they put it out to bid and it costs the Conservation Commission \$1,200. In the end, the people who did the work reported that it was not a survey, it was a recovering of monumentation. This is why he has brought the proposal before the

Board and now it is up to them. Selectman Helmig asked if they eventually may want to put this on one plot for the forest and label it the Dennis Lewis Town Forest? Mr. Franklin said that was Dick Snow's thought however, he does not know if the Conservation has agreed to it. He believes that Bear Paw has the conservation easement on some of the property, but he does not know what it is. He feels it does not make sense to consolidate lots that are on both sides of the road. One of the companies that submitted a proposal had asked him to give a proposal in stating he would do the work necessary for the consolidation for \$1,200. He would give them the bill and the company would pay him. He thinks that would be the fair thing for consolidating these properties. Selectman Young asked if this would have an effect on the tax map once it consolidates, because they are a mess and they do not match? Mr. Franklin agreed they do not match, however with all of the survey plans that he did and the database that Jim Lindsey has prepared and by doing the deed research himself, they were able to put all these pieces on it where they should be. He explained there are some gaps and others are "in contention" lots. He suggested for the Town to pursue a boundary line agreement with the present owners of lot 104. He is not sure if he agrees with Dick Snow's suggestion to write a new deed encompassing all the properties. This is something the Town's Attorney could coach them with. He has found that it is always better to convey property and describe it, meaning and intending to convey of what he has.

Selectman Chivers asked Mr. Franklin to send the Board his proposal of what he is recommending. Mr. Franklin said he did send it, but he did not include hiring himself. He requested hiring a licensed land surveyor, and not just a company, because they would send out staff and they see things differently than a licensed land surveyor. Chair Brock said he agrees with Mr. Franklin that it is foolish to spend \$16,000 to \$32,000 when they have someone in house to do it, and he is very familiar with the area.

Mr. Franklin mentioned that one of the people that perambulated it, as there was a number of bounds that are missing along the Candia and Deerfield line. He stated this is something he could begin working on this fall. The Board thanked Mr. Franklin for all his hard work.

**Fire Chief Dean Young:** The entire Fire Department assembled at the Town Hall meeting room out of respect and camaraderie for Chief Young, as he will be retiring. Everyone present clapped and thanked the Chief for his many years of service. Chief Young came before the Board to tell them that he had a meeting with everyone at the Fire Department, to tell them he will be retiring as of December 31<sup>st</sup>, 2025. He has been Fire Chief in Candia for 15 years. The Board may promote for this position from within the department and he feels it would be best for the department and the Town. He mentioned the job does not pay or include any benefits, but someone might want it for the title. There was a conversation in saying the position can receive recommendations from the Fire Department. Chief Young said about 5 years ago the Citizens voted to make the Fire Chief's position appointed by the Board of Selectmen. Selectman Chivers said the Board relies on his department members for a recommendation. Chief Young said they would need to read the fine print on what previous warrant article read, and it would be up to the Board to pick his successor. He said anyone that wants to apply for the position may send in a resume and credentials. He would like to continue working afterwards, but It would be up to the new Fire Chief if they would like him to stay and help out. He said he is also willing to assist with the Fire Warden position.

Chief Young said the Fire Department employees have a special bond together. They are there for each other and they are a wonderful group to work with. It is time for the next generation to take over and he believes they will do a great job. He highly regarded some of the people he has worked with

over the years, Jim Wilson, Kyle Ball, Scott Mann, Don Hamel, Mitchell Blank and George May and that it includes all of the members he has worked with over the years. They have a tremendous group of solid new young people coming in to work and the department is going to be in great hands in the future. Chief Young thanked everyone.

**Ryan Polson - Standard Power:** Ryan Polson of Standard Power and member Al Couch of the Recycle & Energy Committee came before the Board. The current municipal building's electric contract for Candia is coming up this month and he has some new quotes from some suppliers. He talked about the current rate and identified Constellation's price came in with the lowest rate. He asked Constellation if they could have all three of the terms under 11 cents and they were able to do so. Currently Candia has a 2 year contract with Constellation. He discussed different options and a few current rates with other supplier companies and asked if the Board was interested in a 1, 2 or a 3 year contract. He pointed out there are a lot of things to factor in. At this point the Board will need to decide if they want to extend the contract with Constellation and to give authorization to the Town Administrator or someone to formally sign on behalf of the Town. He will follow up tomorrow with the contract and send it over. They conversed on the pros and cons of selecting a one year vs. two year contract. They decided to go with a contract of 2 years with Constellation. Mr. Couch said Ryan Polson has been great to work with their committee study on this and how he looks at different sources of energy to help find the best one, instead of just going with Eversource.

**Motion: Selectman Young made a motion to approve Town Administrator Spencer to sign a two year contract with Constellation. Selectman Moran seconded. Motion carried by a vote of (5-0-0).**

**Elderly Exemption:** Selectman Chivers stated that he talked to Assessor Ben Heller about changing some qualifications for the Elderly Exemptions. One of the suggestions was to move the qualifying age brackets on the amounts by \$5,000 each. The other change is to increase the income level threshold from \$50,000 to \$60,000. Selectman Chivers would like to incorporate these changes into a proposed warrant article. His original idea was to increase the threshold to \$70,000, but the Assessor said to be careful when increasing the threshold, as this would include a larger population of people who would qualify. Chair Brock said he understands what the Assessor means, but he would like to increase it to \$70,000. Selectman Helmig said she thinks they need to realize the impact on that. Selectman Moran said he would like to see the impact. Discussion ensued.

**Motion: Selectman Young made a motion to approve a warrant article for the Elderly Exemption amount as amended. Selectman Moran seconded. Motion carried by a vote of (5-0-0).**

**Motion: Selectman Young made a motion to approve a warrant article for the Veteran's Credit from \$2,000 to \$2,750. Selectman Chivers seconded. Motion carried by a vote of (5-0-0).**

**Cemetery Trustee - Appointment:** The Board received a letter from James Kirkpatrick Jr. to serve as an Alternate Cemetery Trustee.

**Motion: Selectman Young made a motion to approve James Kirkpatrick Jr. as an alternate of the Cemetery Trustees. Selectman Moran seconded. Motion carried by a vote of (5-0-0).**

**Remington Alff:** Remington Alff (resident) requested permission to trap on Candia Town owned property lots 405 068 & 405 069 off Fogarty Road. He is looking to trap beaver, raccoon, fisher and

skunk. Chair Brock said normally our Road Agent handles all the areas that he wants trapped and his thought on this is for him to check with him. Remington Alff said he interested in becoming involved with the Fish & Game Department in the future and was recommended to trap and get familiar with the laws. That is why he is looking to trap this winter, and to run a trap line from North Rd. to Rte. 27. The Board referred him to talk to the Road Agent. Town Administrator Spencer signed his permission slip.

**Motion: Selectman Chivers made a motion to grant Remington Alff permission to trap on Town owned property located on Fogarty Road and encouraged him to reach out to the Road Agent. Selectman Moran seconded. Motion carried by a vote of (5-0-0).**

**Selectmen's Meeting on 11/24/25:** Selectman Moran said at this point they need to be a little closer to the date to determine if they will have a meeting on this date. It was decided they will make their decision in their next meeting on 11/10/25.

#### **Calendar**

- Trick or Treat – Friday, October 31<sup>st</sup>, 2025 @ 5pm - 8pm. Please drive safely.
- The next Board of Selectmen's Meeting is scheduled for Monday, November 10th, 2025.
- The Town Hall Offices will be closed on Tuesday, November 11th, 2025, for Veteran's Day.

**7:46 pm - Selectman Chivers 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