

UNAPPROVED
Candia's Virtual Selectmen's Public Session Minutes
April 13th, 2026, 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 March 23rd, 2026, correct line 133. The correct amount is \$63,500.

Motion: Selectman Moran made a motion to approve the March 23rd, 2026, Public Session Minutes as amended. Selectman Chivers seconded. Motion carried by a vote of (5-0-0).

Special Guest:

Selectman Chivers introduced Max Foti who is the winner of the Moore School 8th Grade Spelling Bee for 2026. This marks his second consecutive year winning this award, as he previously took home the award in 7th grade. The Board congratulated him for his efforts.

DEPARTMENT REPORTS

Highway: Road Agent Wuebbolt read the report and gave updates. Selectman Chivers would like the Board to recognize the family in East Candia that took the time to clean up the intersection of Depot Rd. & Langford Rd. They raked and replanted the space, resulting in a much nicer look.

Chair Brock said on election day he spoke with someone in reference to the road conditions on Jane Dr. Road Agent Wuebbolt discussed his plans this year for Jane Dr. focusing on cutting brush to reach the ditch lines and addressing the drainage they are facing. It seems unlikely that he will complete the paving this year. In the future, when the road fully reconstructed, he hopes to install a culvert to ensure proper drainage.

Selectman Young asked whether property owners are responsible for their driveway culverts. The Road Agent confirmed that it is the owner's duty to maintain driveway culverts, and he handles the cross culverts and the catch basins.

Police: Selectman Moran read the report and gave updates.

Fire Department: Selectman Helmig read the report.

Building Department: Building Inspector Lavoie read the report.

Solid Waste: Selectman read the report and gave updates.

Welfare: Selectman Helmig said she received a report of the Welfare Department's recent activities.

Budget Committee: Selectman Young said she had no updates.

Planning Board: Chair Brock indicated the Planning Board Committee has not been as busy as they could have been, primarily because they keep receiving cancellations from the Crowley Road (Tanglewood) Subdivision Application. They are scheduled to meet again on May 6th, 2026. The members are currently working on some zoning ordinances and have also had some single subdivisions.

NEW BUSINESS:

Tax Deeded Property Auction: Co-owner Weston Sager of NH Tax Deed Property Auctions via zoom submitted a table of 17 unknown properties that are on the tax rolls based on the Avitar program for Candia's property search. See attached. He gave an explanation of the unknown properties that are not owned by the town, at least not yet. They might be owned by private individuals or it could be possible that their ownership is completely unknown. These properties differ from those in the last auction held in the fall of 2025, where it was that the Town owned them at some capacity.

Mr. Sager stated that when you have an unknown property, according to NH Supreme Court Case Law, a specific process must be followed to protect both the town and land owners who might own these unknown properties as well as future buyers who might be associated with these unknown properties if it is determined that they should be sold by auction or another method. This requires the town to investigate who owns these properties, whether they are town owned or private individuals. There are many different ways to go about this, as it was discussed by the NH Supreme Court case of Kakris vs Montbleau many years ago. One of the essential steps is to check the town records and to ensure there is no documentation of ownership by the town or a private individual. If that is not found, it is important to conduct thorough title due diligence on properties with unknown owners. This kind of title research can be very frustrating and time consuming. Sometimes even after a very thorough title search, you may still not know who owns the property. In such cases the Town should continue sending letters to see if the abutter land owners have any information about these parcels. In this situation, it is unlikely anyone who has been paying taxes for several years, that the town would initiate the process of taking these properties by tax deed. There is a complete procedure for that which requires letters, specific notices and only then can the town obtain title to the property and proceed with the sale. Occasionally they will find out that the Town did in fact acquire title to this property by gift or tax deed that could be decades old and had just lost track of it. There are several ways why a property with a known owner might become classified as having an unknown owner

The reason why they recommend that the Town addresses these unknown properties, is because this is an inefficacy that the Town currently has. It has approximately a million dollars or more in assessed value that is not generating any tax revenues. Many of the lots are small or under an acre and these properties can often generate a fair amount of interest in revenue for the Town through sales, but more importantly it is about generating tax revenue and updating the Town records and eliminating any confusion of who owns these 17 properties. NH Tax Deed Property Auctions are both auctioneers and attorneys, and the way they structure the fees is so that the Town incurs no costs. They achieve that by capping the fees that they are able to receive from this research to the amount that the Town receives from any future sales. A discussion followed about how they structure their fees, including an example.

In the course of this research, if it is discovered that any properties are either restricted from being sold, under a conservation easement, or is controlled by the Conservation Commission in Town, then those properties would be removed from any future sales. The process is necessary for these unknown properties to ensure that the Town is protected from any future claims. You can find a list of

the unknown properties on the Town's website under Assessing and using Avitar. A list will be included in the meeting attachments.

There were a number of questions and comments from the public concerning the possible sale of the unknown properties. Many residents shared their views, stating that it offers no benefit to the Town and that the Town should keep them. They believe that in the years to come, those who reside here may be quite pleased to possess this land that remains unused. Mr. Sager said this is a conversation the Town can have once the research is completed, as there is a good likelihood that many of the properties are owned by an individual or the Town, and are unsuitable for sale which happens frequently.

Residents shared their views, advocating for the preservation of the land and the possibility of developing it into something beneficial, as they believe that cultivating the land will bring great benefits for years ahead, and it can contribute positively to the town. There is a legislative effort underway that is working very hard to remove the Town's rights to decide how to utilize their land. They urged the Board to consider carefully their decision to sell land that currently gives access to the old pond, stating that they do not think this is a wise decision.

It was determined that the auction company would receive 10% of the sales. They calculated how much the previous town owned properties sold from last fall in an effort to assess whether selling them would be worthwhile.

It was noted that when the properties were sold last year, there was an assumption that the Town would benefit financially from the sale, however that did not occur. The Town was only entitled to receive the taxes, while the remaining funds went to the people who owned it. This was not understood when they had voted and they apologized for it.

MOTION: Selectman Chivers made a motion to terminate the process of selling the unknown properties in Candia with the NH Tax Deed & Property Auctions. Seconded by Selectman Young. All in favor. Motion carried by a vote of (5-0-0).

A question was raised regarding the Town's rules and regulations that permits the Selectmen to sell property owned by the Town of Candia without seeking approval from the voters. It was concluded that a warrant article was approved in 1963, granting the Town authority under RSA 41:14a.

Garland Parcel: Matt Phillips/Jimmy and Terri George

Chair Brock said this matter came up at one of the Planning Board Meetings when Mr. George spoke to them and asked about a parcel they had previously attempted to deboard. They were hoping the Board would not make that part of this unknown property sale, because they intended to cover the legal expenses to acquire it and settle the outstanding taxes. Chair Brock said at the time the Planning Board did not have that authority, nor could he represent the Board of the Selectmen. He requested Mr. George to address the Board of Selectmen at a meeting and that is why they are here.

Mr. George stated in September of 2025 he came to the Board of Selectman to purchase property on Map 403 Lot 009 located on North Road. At that time the Board of Selectman asked them to place it into Conservation. However, they were reluctant at the time to do so, because they wanted to incorporate that property into their own which they plan on preserving for future generations. Additionally, they also considered the cost associated with conservation during that time, which contributed to their decision to slow the process. Town's legal counsel advised that they not advance any further at that time. They have been in communicating with Bear Paw and SELT (Southeast Land Trust) for several months and have a meeting with them this week to discuss adding the property as they want to find out the cost involved. Both of them are indicating that they are very interested in

preserving this parcel for conservation purposes in the future. They have support from the Planning Board and the Conservation Commission. A letter from SELT was read. Please refer to the attached document.

It was determined that once this parcel goes into conservation, it may never go back.

Matt Phillips explained there is the auction process and an alternative method, as justice may require that allows you discretion to because of the unique nature of this property and that someone is proposing to do something with it, that the Town may want. The Board could authorize a transfer of the land for that purpose and separate it from the auction process, and it would account for all the issues of it being unknown.

At this time the George's asked the Board for permission to purchase this parcel, agreeing to take on the risks and cover the costs associated with the surveying, researching and legal fees for its conservation. They wish to arrange a meeting and discuss any overdue taxes owed. They are concerned that if someone else purchases this land, this person may add another home there and will do things unethically to get that pond not to be a pond and it terrifies them. Currently this land gives the community access to the pond.

The Board said it will need to be negotiated in a public meeting. Chair Brock said he would like to have a conversation with legal counsel before going any further. They need to inform him that they were going to place this property on an auction list. The Board verbally agreed.

There was a request to clarify what this topic was about. It was understood that currently there is no one that owns this specific parcel and the George's stated they were going to do the research first and if permissible, ask the Town if they would allow the George's to purchase it. The George's would guarantee that once they own it, they would place it into Conservation.

Right to Know Policy Review: See attached.

MOTION: Selectman Young made a motion to accept the Right to Know Policy request as presented. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

Annual Investment Policy Review: See attached.

MOTION: Selectman Moran made a motion to accept the Annual Investment Policy Review request. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

Annual Credit Card Policy Review: See attached.

MOTION: Selectman Young made a motion to accept the Annual Credit Card Policy Review as presented. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

Snow Ordinance: The new Snow Ordinance was put together by Road Agent Wuebbolt and Selectman Chivers in ensure that snow is kept off the roadsides and to allow for snow removal access. See attached. The Board changed the second paragraph to read; remaining snow and ice.

MOTION: Selectman Young made a motion to accept the Snow Ordinance as Chief Shevlin amends it. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

According to Chief Shevlin, this would be regarded as a violation rather than a misdemeanor. He plans to review the wording when he returns to his office and will inform the Board accordingly.

It was noted that if the snow freezes on the roadway it can cause accidents. They will table this for now until they have the proper wording.

Roadside Cleanup: Selectman Chivers announced Candia's Women's Club and the Boy Scouts will be conducting Candia's Roadside Cleanup this year, and he would like to advertise it around Town. The blue bags will be available for free at the public Library, Recycle Center and Town Hall. Candia's Women's Club will be doing a cleanup from the Post Office to Exit 3. They are asking the public not to pick up the filled bags along the roadsides, because they receive a charitable donation for each bag from the State.

250th Celebration: Administrative Assistant Chandonnet provided the Board with an update regarding the ongoing preparations for the 250th Celebration scheduled for June 27th, 2026. The Smyth Memorial Building will be open the day of the Celebration coordinating along with all the planned activities and a flyer giving the building's history will be available.

The Soldiers Monument was refurbished many years ago, however it has not been waxed for over 10 years and it should be done every few years. They were informed someone will be working on it and will have it completed before the event.

It was noted that receiving donations from sponsors and the insurance liability for fireworks has been very challenging. There is also a lack of volunteers needed, and it was asked if the Recycle Center employees could work in the morning and assist during the event in the afternoon.

The topic came up that Candia's Women's Club had asked to coordinate the 250th event with Canida Old Home Day, but this suggestion was turned down. Chair Brock said that is because he believes both events should be celebrated separately. It was mentioned that the lack of volunteers might be a contributing factor, as Candia's Women's Club is a great organization. Chair Brock said they are more than welcome to participate, but he does not wish to combine the two celebrations.

Selectman Chivers, the liaison for the Recycle Center agreed for their employees to work in the morning and assist with the event in the afternoon.

Calendar:

The next Board of Selectmen meeting is scheduled for Monday, April 27th, 2026. Chair Brock said the Town Administrator will be out of the office that week, but if the agenda is light, they may decide to cancel the meeting.

8:16 pm - Selectman Moran made a motion to adjourn the meeting. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

Linda Chandonnet
Recording Secretary