

**WARREN BOARD OF
SELECTMEN REGULAR MEETING
Wednesday, August 5, 2026**

CALL TO ORDER:

Chairman Hair called the meeting to order at 5:00 PM and led the audience in the Pledge of Allegiance.

Select Board Members Present: Jeremy Hair, Shirley McCartin, and Chuck Sackett

Town Staff/Officials Present: Town Administrator – Austin Albro, Tax Collector/Librarian – Maria Sanders, Treasurer – Sheila Foote, Police Chief – John Semertgakis

Public Present: None Present

SELECT BOARD MANIFEST: *S. McCartin moved to approve the August 5, 2026 manifest. J. Hair seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0.*

APPROVAL OF MINUTES: *C. Sackett moved to approve the July 22, 2026 meeting minutes as amended. S. McCartin seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0.*

PUBLIC COMMENT:

Librarian Maria Sanders invited the community to attend a free book giveaway at the Joseph Patch Library on Saturday, August 8. She reported that the first 100 children in attendance would receive a free book through the Children's Literacy Foundation (CLiF) grant.

TREASURER:

Treasurer Sheila Foote was present at the meeting and provided a report for the Board's review.

The Town of Warren Operating Account had a balance of \$777,809.67 following approval of the evening's manifest in the amount of \$23,797.04.

The Town Clerk Account had a balance of \$3,500.00.

The Tax Collections Account had a balance of \$393,819.03.

Foote also reported that the Town received its first-quarter Fiscal Year 2027 Highway Block Grant payment of \$11,350.85 and a refund from Plymouth Fire and Rescue covering the period of April 1 through June 30.

TAX COLLECTOR:

Tax Collector Maria Sanders was present and provided the following reports and information for the Board's consideration.

Collections Summary for the month of August 2026 (Printed August 3, 2026)

- a. \$13,119.13 has been collected in Gross Receipts. (\$13,008.21 in principal; \$24.48 in interest and penalties; and \$86.44 in credits to be applied to 2026 P01 bill.)

Year to Date Collections Summary (January 1, 2026 – August 3, 2026)

- a. \$1,515,678.55 has been collected in Gross Receipts. (\$1,501,540.41 in principal; \$10,382.13 in interest and penalties; and \$3,756.01 in credits to be applied to 2026 P02 bill.)

Reports for the recommitment warrant for the new Tax Collector were generated on Monday, August 3, 2026.

Tax Collector Maria Sanders thanked the community for a wonderful five years.

BUILDINGS AND GROUNDS:

Facilities Manager George Russell was not present but submitted a written report. Russell reported that he had been mowing and trimming as needed and had moved the old mower to the Transfer Station. New door handles were scheduled to be installed at the Town Office on August 13, and the Town Office carpets had been shampooed.

At the Transfer Station, one load of scrap metal, two bales of aluminum cans, and all collected electronics, batteries, and fluorescent bulbs were shipped. New signage was installed, and one bale each of plastic and cardboard was produced. Russell thanked Road Agent John Corso for his assistance.

ROAD AGENT:

Road Agent John Corso was present and updated the Board on recent Highway Department activities, including ditching and culvert repairs on Breezy Point Road and the backside of Beech Hill. Roadside mowing is expected to begin the following week. The Board discussed using the Paving Expendable Trust Fund to pave the backside of Beech Hill and Mountain Meadow Road and to address the curbing at the bottom of Beech Hill. Corso reported that he had contacted the Town of Wentworth to determine whether it was interested in paving its portion of the backside of Beech Hill. The Board requested that he obtain additional quotes for comparison. The Board acknowledged the Town's procurement policy requiring three sealed bids and waived the sealed-bid requirement, provided that additional competitive quotes are obtained.

POLICE CHIEF:

Chief John Semertgakis reported an abandoned motor vehicle at Appleknockers. The

vehicle had reportedly been left there for several days but was subsequently removed by the owner. The Chief also conducted a VIN verification on a motorcycle on Route 25. A 911 hang-up call at Moose Hillock was determined to have been automatically placed after a woman dropped her phone; no emergency was found. A domestic disturbance on Lake Tarleton Road was determined to involve a landlord-tenant dispute. Chief Semertgakis conducted 23 motor vehicle stops and issued two citations.

TOWN ADMINISTRATOR:

Town Administrator Austin Albro reported that he responded to numerous inquiries regarding the new property assessments and attended a New Hampshire Municipal Association webinar concerning DRA Form MS-434, Revised Estimated Revenues. The KP Hall bid announcement was delayed after a water line was discovered running directly across the Town property. He is working with the auditors to begin the tax recommitment process following Maria Sanders' departure and with legal counsel on the SMSWD easement, the transfer of Willing Workers Hall, the Pine Hill well, and other Town-owned properties. He is also preparing a budget review for an upcoming meeting.

NEW BUSINESS:

- a) The Board reviewed and signed the PA-16: Application for Reimbursement to Municipalities in Which Federal and State Forest Land Is Situated.
- b) The Administrator provided an update regarding the revaluation. Utility values are still being determined. Excluding utilities, the Town's total assessed value increased from approximately \$96 million to \$177 million. It was noted that some municipalities are experiencing increases of approximately 140 percent. Warren's previous equalization ratio indicated that properties were assessed at approximately 52 percent of market value. Regarding the budget, the municipal portion's impact on taxpayers decreased slightly, while the school portion increased slightly. Town revenues are tracking well for 2026.
- c) The Administrator reported that Habitat for Humanity expressed interest on August 4 in moving forward with the purchase of the Chase Road property. The Board requested that the Fire Department evaluate the property's viability as the site of a future municipal fire station. The Administrator will relay the request to the Fire Chief and advise Habitat for Humanity that the Board needs additional time to consider the proposed sale and determine the course of action that is in the Town's best interest.

OLD BUSINESS:

- a) The Administrator reported that the Local Hazard Mitigation Plan update will kick off on November 10 at 10:00 a.m. at Town Hall. Invitations will be sent to selected residents and community stakeholders, and the meeting will be open to the public.
- b) The Administrator reported that there was no substantial progress to report on the .gov transition grant, but the project remains on schedule.
- c) The Administrator reported that the InvestNH reimbursement request was

submitted to representatives at the New Hampshire Department of Business and Economic Affairs for review. The Department advised that there may be a delay in processing the request.

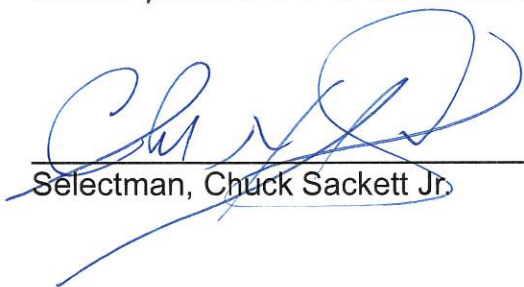
- d) The Administrator reported that there was no update regarding the shared well on Pine Hill.
- e) The Board and Administrator discussed scheduling additional community roundtable forums following the success of the spring Warren Listens sessions. Following discussion, the Board agreed to hold roundtables on September 29 and October 27. Beginning in November, residents will be encouraged to attend regular Board meetings as the Town develops its budget and prepares for the budget hearing and Town Meeting. Public input and participation will be welcomed throughout the process. There was additional discussion about the EMD newsletter.
- f) Following discussion, the Board agreed to submit an application to the UNH Civil and Environmental Engineering Capstone Program. If the Fire Department is interested, the first-priority project will be an evaluation of the Chase Road property as a potential site for a future fire station. The Board also discussed possible alternative projects.

CORRESPONDENCE:

The Town Administrator reported receiving correspondence from residents who frequently use the Town Forest trail system. They complimented the improved trail maintenance and shared that the enhanced upkeep encouraged them to explore a trail that had previously been too overgrown to use. They were very pleased with the trail's condition. The Town Administrator thanked the Town staff members whose work helps keep the trail system maintained and accessible.

ADJOURN:

S. McCartin moved to adjourn the regular meeting of the Select Board. The motion was seconded by C. Sackett. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0. The Board adjourned at 5:25 PM.



Selectman, Chuck Sackett Jr.



Chairman, Jeremy Hair



Selectman, Shirley McCartin