

TOWN OF JAFFREY
Jaffrey, New Hampshire
Select Board Meeting Minutes
January 14, 2026

Chairman: Franklin W. Sterling, Jr.

Selectmen: Charles Turcotte, Andrew Lawn

Town Manager: Jon Frederick

Staff: Superintendent of Highways & Facilities Croteau, Administrative Assistant Zola

Others: Sam Greene, Rob Stephenson, Janet Grant, Alex Bird, Meg Gourley, Ann & Cassius Webb, Ken Campbell, Charles Trimble

A. Call to Order - 6:00pm

B. Public Hearing – 6:00 pm - To receive Public input regarding the discontinuance of Harkness Road from Bryant Road to a point approximately 30 feet east.

Chairman Sterling opened the Public Hearing at 6:01pm

This intersection is dangerous coming out onto Rte. 124. NH DOT agrees and has finally granted permission to block it off. All road discontinuances need to go to Town Meeting for approval. Both Selectman Turcotte and Lawn agree this would be a good safety measure. Alex Bird who lives at 5 Harkness Road sees lots of confusion about taking the cutover portion to Harkness. Sterling noted that once the road is discontinued, abutters will gain land as the road is slip from the center line. Rob Stephenson gave some background to this issue. There have been attempts in 1994 & 2003 to close or make it a one-way section. Plans do exist in the Town Hall vault that describe what changes were suggested. Both times it was voted down at Town Meeting.

Questions were asked about the type of barriers that will be used and how long they'd remain. Superintendent Croteau explained these are the only approved NH DOT closer barriers and once plantings mature around them, they would be removed, but a definite time could not be given. Questions about the accident data were also asked. Janet Grant asked if a sign prior to the turn would be installed to warn traffic of the new traffic turn. Sam Greene stated that the VIS hasn't met about this, but there were concerns about signage, the barricade, walkability in the area and snow removal. Charles Trimble noted this may disrupt the summer parking that occurs in the triangle when the VIS has events. The Webb's would like to see some consideration about the potholes in the area and possible making it more pedestrian friendly. The new exit onto Rte. 124 would need some flaring, since it'll be a 90 degree turn. Trimble and Bird both suggested more police patrols in the area to address the speeding. The VIS would be in charge of the signage if they wanted it to match other Jaffrey Center Signs. Rob Stephenson mentioned that the VIS and HDC should be in on the discussion and that the accident data and pictures of the barricades would be beneficial for the public along with the plan and that the idea should be withdrawn until all is reviewed.

Hearing no more comments/concerns from the public...

Chairman Sterling closed the public hearing at 6:51pm.

C. Approval of Meeting Minutes

On a motion by Turcotte, seconded by Lawn, the Public Minutes of December 10, 2025 were approved (3-0).

On a motion by Turcotte, seconded by Lawn, the Public Minutes of December 23, 2025 were approved (3-0).

D. Consent Agenda

1. Payroll and Vendor Manifest
2. Abatements
 - a) #2026-1 – Steven Kenton – 881 Mountain Road - \$25.00 – NSF Fee
3. Notice of Intent to Cut Wood or Timber
 - a) #25-233-06-T – Society for the Protection of NH Forests – Map 206/Lot 5 – Cobleigh Hill Rd.
4. Solar Exemptions
 - a) Kathryn Lunetta & Mark Duffield – 16 Frost Pond Road
 - b) Suzanne LeBlanc – 72 North Street
 - c) Thomas Ahlborn-Hsu – 103 Prescott Road
5. Veteran Tax Credit
 - a) R.J. – Service Connected Disability - \$1,800 – Already granted, moved residences
6. Acceptance of Donations – Recreation Department
 - a) Holiday Craft Fair Raffle - \$313 - Playground Phase 3 Shade Structure
 - b) Sponsorship – Mountainshade, LLC - \$850 – Senior Programs
 - c) Sponsorship – Apollo Steel, LLC - \$1,000 – Summer Camp Scholarships
 - d) Sponsorship – Community Center of Jaffrey - \$500 – Father-Daughter Dance
7. Tax Collector’s 12 Cycle 2025 Water & Sewer Commitment Warrant
 - a) Water - \$127,885.06
 - b) Sewer - \$149,601.94
8. Tax Collector’s 12th Cycle 2025 Septic Hauler Commitment Warrant
 - a) \$9,407.84
9. Tax Collector’s 1st Cycle 2026 Septic Haulers Commitment Warrant
 - a) \$6,900
10. November 2025 Supplemental Utility Billing Warrant
 - a) Kara Lindstrom – 26 Adams Street – \$87.69 - Sewer
11. December 2025 Supplemental Utility Billing Warrant
 - a) Kara Lindstrom – 26 Adams Street – \$101.08 – Sewer
 - b)

On a motion by Turcotte, seconded by Lawn, the Consent agenda was approved as presented (3-0).

E. Old Business - None

F. New Business

Winter Operations Policy Update - Superintendent Crouteau made updates to reflect plow routes, overnight parking and salting instructions all due to the Route 202 construction project. Each town has its own policy and it's beneficial for liability purposes. Lawn mentioned that Jaffrey back roads are treated and plowed much better than surrounding towns.

On a motion by Turcotte, seconded by Lawn, the updates to the Winter Operations Policy were approved (3-0)

Auction Services for Tax Deeded Property – This would be for the property at 118 Mountain Road. TM Frederick doesn't have the resources to advertise and market this auction. The Auctioneers would be the most efficient and successful way of handling the sale of this property. Their cost would come out of the proceeds of the sale. The home's contents would become the property of the new owners. The Town will only take the house in the tax deed. Auction will be February 27th at 2pm.

On a motion by Turcotte, seconded by Lawn, the auction of 118 Mountain Road was authorized and approved (3-0)

Resolution # 2026-1 – Adoption of the 2025 Town of Jaffrey Hazardous Mitigation Plan Update

On a motion by Turcotte, seconded by Lawn, Resolution #2026-1 was approved (3-0).

Resolution # 2026-2 – Police CBA Ratification Changes were reviewed.

On a motion by Turcotte, seconded by Lawn, Resolution #2026-2 was approved (3-0).

Jaffrey Historical Society Agreement – Draft agreement was reviewed. TM Frederick has been meeting with Peter Lambert from the JHS. It has been decided that the BOS have the authority to execute the lease and it doesn't have to go to Town Meeting. They are looking for a 25-year lease at \$2000/per year. The BOS would like to reduce the length of the lease to 10 years. The utilities would be shared since the upstairs would not be part of the JHS area leased. JHS would like a 180-day notice if the building gets sold and a first right of refusal for purchasing the entire building. TM Frederick will talk to town counsel regarding wording about minimum length of lease before selling, etc.

Cold Stone Springs 2026 Budget – This was information material only to update the BOS about the budget status.

Resolution # 2025- 38 – Special Event Permit – Monadnock Regional Milers Winter Chiller February 21, 2026

On a motion by Turcotte, seconded by Lawn, Resolution #2025-38 was approved (3-0).

G. Reports to the Select Board

Selectmen’s Reports

Sterling – Planning Board reviewed the changes in land use plan that will be going to Town Meeting. It includes reorganization of some districts.

Turcotte – Budget is tracking well and department budget meeting went well.

Lawn – Nothing to report, his committees meet next week.

Town Manager’s Report

- Department budget meetings went well last Saturday.
- There’s a budget meeting tomorrow to go over the JHS contract and finalize the warrant.
- Public Hearing on 1/28/26 for the Fire Station Bond.
- Warrant is drafted and is going to legal for review.
- 2/11/26 BOS meeting will be to vote on articles and certify the warrant.
- Changes will be made to the Elderly and Veteran disability exemptions due to the reval.

H. Other Business

I. Non-Public – On a motion by Turcotte, seconded by Lawn, In Accordance with RSA 91-A:3, II (J) Roll Call Vote to Enter Non-Public Session at 7:45pm (3-0) (Sterling-yay, Turcotte-yay, Lawn-yay)

On a motion by Turcotte, seconded by Lawn to exit Non-Public session at 8:16pm

J. Adjournment

On a motion by Turcotte, seconded by Lawn to adjourn at 8:16pm (3-0).

Submitted:

Attest:

Judith A. Zola
Administrative Assistant

Franklin W. Sterling, Jr.
Chairman

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