

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**Select Board Meeting Minutes**  
**January 28, 2026**

**Chairman:** Franklin W. Sterling, Jr.

**Selectmen:** Charles Turcotte, Andrew Lawn

**Town Manager:** Jon Frederick

**Staff:** Fire Chief Chamberlain, Assistant Fire Chief Dupuis, Administrative Assistant Zola

**Others:** None

**A. Call to Order – 6:00pm**

**B. Public Hearing – 6:00 pm** - To receive Public input regarding the issuance of bonds or notes exceeding \$100,000 pursuant to RSA 33:8-a. The purpose is to finance a Fire Station expansion with a gross appropriation of up to \$3.5M.

Chairman Sterling opened the Public Hearing at 6:01pm

Chief Chamberlain explained that the current station was built in 1981. There are no showering facilities or dormitories for overnight or long-term events. They are running out of storage space as well. It needs upgraded HVAC and dehumidifying in the engine bay areas. The electricity, sprinkler and water systems are in need of upgrading also. The current entrance is not ADA compliant. The plan for the expansion would allow for ADA compliance with a new main entrance. The expansion would include a second floor for dormitories and showering facilities. The first floor will consist of meeting rooms, the Chief's office, communications room and a room for administration. The current bay doors will be reused on the back doors. The front parking lot will be repaved with drainage. There have been donations of excavation work as well. The tax impact will be very little. TM Frederick explained the warrant article needs to be worded as "Not to Exceed" \$3.5 million to cover any price increases. The payment of the bond will be made up of the early payments of the fire truck lease, the sewer loan and road paving loans that will free up the amount that needs to be paid. If no funding was available, to pay the amount in full would cost \$.25 on the tax rate, whereas the proposed funding plan would only be \$.08.

Turcotte asked about the bond length. It is a 20-year bond. Lawn asked about solar power, which Chamberlain stated would not be a big enough return and there would be added cost to re-enforce the roofing. Lawn also asked if the added space for staffing and bays would give the opportunity to have outside agencies make use of the space and Chamberlain replied yes. Assistant Chief Dupuis stated this is the time to do this expansion to help with overnight staffing and increased response time.

The article will be the first on the warrant at Town Meeting and Chairman Sterling encouraged the public to attend.

Hearing not comments/concerns from the public,  
Sterling closed the Public Hearing at 6:24pm

**C. Approval of Meeting Minutes**

On a motion by Turcotte, seconded by Lawn, the Public Minutes of January 14, 2026 were approved (3-0).

On a motion by Turcotte, seconded by Lawn, the Non-Public Minutes of January 14, 2026 were approved (3-0). Not Sealed.

**D. Consent Agenda**

- 1. Payroll and Vendor Manifest
- 2. Abatements
  - a) #2026-2 – Ashworth Investments, LLC – 47 Howard Hill Rd.- Water \$371.33/Sewer \$600.64
- 3. Yield Tax Levy
  - a) #25-233-03-T – Marsha Griffin – Map 254/Lot 11 & Map 253/Lot 2 – \$696.62
- 4. Veteran Tax Credit
  - a) T.S. – Veterans Tax Credit - \$500
  - b) P.P. – Veterans Tax Credit - \$500
  - c) D.Q. – All Veterans Tax Credit - \$500
  - d) C.O. – All Veterans Tax Credit - \$500
- 5. Tax Collector’s 1st Cycle 2026 Water & Sewer Commitment Warrant
  - a) Water - \$158,295.33
  - b) Sewer - \$198,732.87

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

**E. Old Business - None**

**F. New Business**

Resolution # 2026-3 – Special Event Permit – St. Patrick’s Day Parade – Park Theatre- 2pm March 15, 2026 (Rain date March 22, 2026)

On a motion by Turcotte, seconded by Lawn, Resolution #2026-3 was approved with the condition that a planning meeting happens before the event. (3-0).

Resolution #2026-4 – 47<sup>th</sup> Special Event Permit - Annual Ice Fishing Derby – Pelletier’s Sport Shop - February 15, 2026

On a motion by Turcotte, seconded by Lawn, Resolution #2026-4 was approved (3-0) with the removal of TEAM Jaffrey as a donation recipient as they are no longer an organization.

Elderly Exemption Update – The new equalization ratio throws off the exemption numbers. The Assessor has given new numbers and there needs to be adjustments to the exemption to reflect the new assessments.

On a motion by Turcotte, seconded by Lawn, The Elderly Exemption values will be changed to reflect the revaluation assessments (3-0).

Town Meeting Warrant Review (Draft Warrant will be attached)

The warrant has gone through legal review and will be voted on at the Public Budget Hearing.

1. Ballot Article
2. Ballot Article
3. Fire Station Expansion (Not to exceed \$3.5 Million)
4. Town Report Content to be true
5. Pay off of \$249,350 debt service of Fire Truck lease
6. Police CBA- to include salaries, incentives and shift differentials
7. If # 6 is defeated, to hold a special meeting
8. Water & Sewer budgets
9. TIFD's
10. General Operating Budget
11. Capital Reserve Funds – Level except for payment of the fire vehicle
12. TIFD Capital Reserve Funds
13. Expendable Trust Funds (Cemetery Trees, Gravestone Restoration, Meetinghouse & Retirement Buyouts)
14. Ambulance - \$ 40,000 (\$85,000 is in the Operating Budget)
15. Veterans Tax Credit – Increasing Service-Connected Total Disability from \$1,300 to \$1,800
16. Elderly Exemption adjustments
17. Discontinuance of Harkness Road Section

There are 2 petition articles: Both are advisory only and non-binding.

1. School Funding Formula
2. The Education Freedom Act

On a motion by Turcotte, seconded by Lawn, Articles 3-17 were approved (3-0).

**G. Reports to the Select Board**

Selectmen's Reports

Sterling – No Updates, but there is a subdivision upcoming on the Planning Board.

Turcotte – Budcom met 1/15 and had the JHS give a presentation on leasing the former Town Office.

Lawn – EDC: Had a proposal of a flower bridge and discussed TEAM Jaffrey.

ConCom: Earth Day 4/26 @ Cathedral of the Pines – 8-9 other towns are involved. They will be installing new trail markers on all the Jaffrey trails.

Town Manager's Report

- The DPW & Highway did a great job with the big snowstorm. Snow piles will be removed today.
- Police Chief Muilenberg will be retiring on February 16<sup>th</sup>.
- BudCom meeting prep for February 7<sup>th</sup>.
- Will be off Friday 1/30 – 2/5.

**H. Other Business - None**

**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 6:56pm (3-0) (Sterling-yay, Turcotte-yay, Lawn-yay)

On a motion by Turcotte, seconded by Lawn to end non-public session at 7:33pm

**J. Adjournment**

On a motion by Turcotte, seconded by Lawn to adjourn at 7:33pm (3-0).

Submitted:

Attest:

Judith A. Zola  
Administrative Assistant

Franklin W. Sterling, Jr.  
Chairman

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