



**Northwood Board of Selectmen  
Work Session  
Minutes of September 23, 2016**

Chairman Bryer called the meeting to order at 5:30pm

**Roll Call**

Selectman Rick Wolf, Selectman Donald Hodgdon, Chairman Scott Bryer, Town Administrator Joe Gunter

Chairman Bryer led the Pledge of Allegiance

**Citizen's Forum**

None

**Appointments**

**Mr. Folsom** – Mr. Gunter stated that Mr. Folsom is here tonight to talk about receiving the waiver so he can build his house on Preve Drive. He also stated that originally there was a concern about how many feet back from the main road he was sitting and that is what the discussion will be about. Ms. Smith is also at this meeting if there are any questions.

Chairman Bryer opened it up for discussion from the board. Selectman Wolf stated that he did not have any comment. Chairman Bryer asked what had happened last week. Mr. Folsom stated that he came to the selectmen a while ago and the board referred it back to the Planning Board. The Planning Board went and did an informal site visit. He also stated that he went to their work session meeting and they discussed it and brought up a couple more concerns and then brought it back to the Board of Selectmen. Mr. Folsom stated that he had given Mr. Gunter some paperwork that had some points and comments on the road waiver from his perspective and then a time line on when he bought the property. Mr. Folsom stated that they discussed this at the last meeting and everything else up to date. He also stated that two of the selectmen stated that they wanted to wait until Chairman Bryer was present to make a decision.

Chairman Bryer stated that his understanding is the planning board was recommending denying this and asked if the planning board still recommends denying. Ms. Smith stated yes. She also stated for a point of clarification what Mr. and Mrs. Folsom are looking for from the Board of Selectmen is relief from state statute RSA 674:41. Ms. Smith wanted to be clear that it is not a zoning issue. Ms. Smith stated that the board has a copy of the adopted guidelines that was adopted a number of years ago. Ms. Smith stated they were updated last November and it gives the board the opportunity to decide on a case by case basis. Chairman Bryer asked the boards pleasure. Selectman Hodgdon stated to Mr. Folsom that it was great to see that he had support from some of the residents. Mr. Folsom stated that he brought the Turners, who he bought the property from. Selectman Hodgdon stated that he did not understand how far he was away from the road. He also stated that he thinks that it is one of the guidelines that were made after some of the houses were built. Selectman Hodgdon stated that he feels that Mr. Folsom will keep up with the maintenance.



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Selectman Hodgdon stated that one of his concerns was the road waiver. Ms. Smith stated that they have already signed that. Mr. Folsom stated that the road waiver does say that he is responsible for the maintenance and upkeep of the road in good and passable condition. Mr. Folsom stated that he is willing to abide by this. He also stated that he has a tractor with a york rake and blade. Mr. Folsom stated that they pay money every year, it is an informal association. He also stated the road has been maintained twice so far this year and he knows one of the concerns of the Planning Board is the maintenance of the road and knows that Ms. Smith brought up about how this goes forward in years if they were to sell the property how that is transferred and it is transferred throughout the deed and recorded so the next property owner would have that responsibility also.

Chairman Bryer stated that they sign an Agreement and Release form releasing the Town of liability. If they sell the property, it goes with the property. Ms. Smith stated it does not necessarily go with the deed but it is recorded at the Registry of Deeds so when they purchase it, it is understood that it is still in place and goes forward with the property. She also stated that any subsequent buyers would be on notice that structure was built with that stipulation. Chairman Bryer stated that he needed a motion. **Selectman Hodgdon made a motion to grant relief from RSA 674:41 for the building permit, seconded by Chairman Bryer for discussion purposes.**

Selectman Hodgdon stated that his concern is if they grant this, they have four more coming down the road and he understands they have to do it case by case. Mr. Folsom stated that this is the last lot that is in that area so there cannot be any more buildings down in there at least in that section of town. He also stated that he understands the concerns of the board. He feels that looking at it by a case by case basis is the right thing to do. Ms Folsom stated that the site visit was helpful; it shows that their road is and has been maintained and if you go to someone else's road you can see whether it has been maintained or not. Chairman Bryer asked Ms. Smith if there were four more of these coming up with the same situation. Ms. Smith stated they are not in the pipeline so to speak but the concern is always that people will come later and say "well a month ago or two months ago this was 2300 feet and it was approved" there are other private roads and class VI roads. She also stated on the other hand she thinks that if it is something that is really concerning to the board and they do approve this one, they could certainly make a statement relative to anything new that comes in, any new applications to start out with different footing. Chairman Bryer asked if there was a map in the file. Ms. Smith stated yes. Chairman Bryer wanted to look at the tax map and viewed a copy of it that was in the file. Discussion was held on the map and Ms. Smith stated information relative to the properties beyond the Folsom's property as listed on Avitar.

Ms. Smith stated the one thing that separates this from potential other ones that may come after it, is that this property received a variance seven years ago, and so if someone came in today to get a variance on this small lot, its highly likely it would be denied, but this was approved. Chairman Bryer asked if the variance was approved. Ms. Smith stated yes it was approved. Chairman Bryer stated that his understanding is when the variance is approved does it stay with the property. Ms. Smith stated yes, it stays with the property. Ms. Smith stated that the main concern of the 674:41 is



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essentially balancing this with our first responders and our equipment. She also stated the guidelines do have a 1000 feet and at that point, the road should be a certain width, it gives specific dimensions within the guidelines. Again, they are not regulations, they are guidelines. Chairman Bryer asked if right now the road is meeting the guidelines. Ms. Smith stated no it does not, it is 2300 feet.

Ms. Smith stated that one of the other issues that was addressed that the Planning Board felt would make a difference to them all though it really cannot be regulated would be if there was a maintenance agreement with the year round people that lived up there that would of influenced their comments. Discussion continued on a maintenance agreement. Ms. Folsom stated that they are already doing that just informally and people there have stated they are not willing to sign something and she feels it is holding them hostage for something the neighbors do not want to do. Selectman Wolf stated this is basically the same thing they are dealing with over in the Harvey Lake area, they stated they were not going to issue any more permits in that area until they come up with an association. He also stated this is the same type of deal as far as the roads are concerned. That is why they stopped building in there until the people get together and come up with a plan for roads.

Mr. Folsom stated that he brought this up at the last meeting that Scott Preve was here and he has lived there for over 10 years and the Turners were here and they have lived there for 10 years. There is has never been an issue with any kind of access to that road. He also stated there was a fire down there a few years ago in January and the Fire Department did not have any problems. Mr. Folsom stated they hire D.L. Docko twice a year to come in and grade the road. He has a tractor and has the ability to do it also. Ms. Folsom stated the way she understands it since they would be the only ones who would have signed a road waiver if you were not happy with the way the road is being maintained then the board could actually make them do it. Chairman Bryer stated they cannot go down there and say you have to fix the road. Mr. Folsom stated that he disagrees with Chairman Bryer on that. He stated from his experience in Canterbury, their road agent goes to the roads and they have road waivers twice a year and visits them and if they need work done, they send letters out to the occupants who have road waivers instructing them to take care of the road, whatever the road agent deems needed and if they do not, the letter states they have 30 days to make the improvements as noted and if the improvements are not made, then the town will make the improvements and bill the occupant and they have received from their town council the ability to place a lien on the property if they do not pay. He also stated that he realizes every town does it differently. Ms. Folsom stated there are other ways of handling this other than denying them their permit.

Ms. Smith stated that she finds this quite interesting because she is not sure how a town could control private property. Mr. Folsom stated it is the road waiver; people sign the road waiver so you are saying that the road waiver is a legal and binding document that the resident will maintain the road. Chairman Bryer stated that he interprets the road waiver as saying that they will not hold the town liable. Mr. Folsom stated that it states on paragraph three, either himself or other owners of the



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property solely located on said road will maintain the road to a suitable width for travel and to repair and maintain the travel portion of said road in good and passable condition. Discussion continued on the road waiver. **Selectman Hodgdon voted yes, Chairman Bryer voted no and Selectman Wolf voted no.** Mr. Folsom stated number one, thank you very much for your time and number two, he plans on following this through and will see the board in court. He also stated that as a tax payer in this town, he hates to see the town expend money on legal fees on a court case they will lose. Mr. Folsom stated that Scott Preve stated at the last meeting there is case law, when he tried to build his house the town tried to deny him a building permit and there was case law and he brought it up to the town and the town finally relented. Chairman Bryer thanked Mr. Folsom. Ms. Folsom asked if they could have the stated reasons why the board is denying the permit. Chairman Bryer stated he is on the fence with this, he could go either way. Obviously one of the fellow selectmen has concerns, the planning board has concerns. Chairman Bryer asked if they ran this by legal, Ms. Smith stated yes. Ms. Smith stated she has the legal opinion. Ms. Smith stated she would suggest if they are going to have this document distributed at the public meeting, if you do and you want it kept public then you vote to either keep it confidential or make it a public document.

**Chairman Bryer made a motion for reconsideration, seconded by Selectman Hodgdon. Motion carries; 2/1.**

**Selectman Hodgdon made a motion to approve the waiver of RSA 674:41 and to grant relief from the issuance of a building permit, seconded by Chairman Bryer. Motion carries; 2/1.**

Chairman Bryer stated that he would like to keep that information confidential, it is a legal opinion and it was not read into the record. **Selectman Hodgdon made a motion to keep the lawyers opinion on this case confidential, seconded by Chairman Bryer. Motion carries 3/0.**

***Mr. Cleasby***

Mr. Cleasby introduced his attorney Bruce Marshall to the board. Mr. Marshall stated that he was an attorney with D'Amante, Couser, Pellerin & Associates in Concord NH. He also stated he was a civil engineer. He was also with the Department of Transportation for approximately 12 years and then with the AG's office and now he is in the private sector since 2004.

Mr. Marshall stated he heard part of the discussion earlier. He also stated when they come in even though there are houses there, the board can have them do the maintenance agreement and then the board can, if anybody comes in on the road for any kind of permit, such as a deck, the board can say no until they sign the same maintenance agreement as far as responsibility made of a private road and the board has the authority on any private road whether there is a maintenance agreement or not because the state building code states the state fire marshal standards have to be met, in order for any house to maintain an occupancy permit. He also stated if it is not 20 feet wide and maintained for fire apparatus, then the fire chief can go down and state to the owner that they need to bring this up to state standards or they can revoke the certificate occupancy.



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Chairman Bryer asked Mr. Gunter to brief him on where they are at with this case. Mr. Gunter stated that Mr. Cleasby came in twice and asked to fix the road and he held up his end of the agreement. Mr. Gunter stated that Mr. Cleasby went to the Zoning Board and they denied hearing his case. He also stated he knows that his lawyer brought in his appeal to the Zoning Board and they are waiting to hear that from this point on.

Mr. Marshall stated they came to the Board the last time because Mr. Cleasby came to him and Mr. Marshall told him that when you go to litigation it cost a lot of people a lot of money and when you live in the town; it is not the way to go. Mr. Marshall stated that Mr. Cleasby showed him the records and saw back in February of 1999, the Board of Selectmen had a motion made by Mr. Peterson to allow construction of residences on the Class VI section of Old Pittsfield Road. It was a unanimous vote. There was another motion made to authorize the Building Code Enforcement Officer to issue building permits on Class VI Old Pittsfield Road when the property owners show proof of notice of the limits of municipal responsibility and liability has been recorded at the Registry of Deeds. That again was a unanimous vote. When Mr. Cleasby told Mr. Marshall that he was referred to the Zoning Board, Mr. Marshall said he should have never been there. This decision was already made, the Board is happy if the road agent is happy and if you are up to standards, they have to issue the building permit. This is not an issue for the Zoning Board so he told Mr. Cleasby before they do the motion to reconsider and then appeal to the Superior Court, let's go back to the selectmen and say that the Board of Selectmen have already ruled on this back in 1999.

Mr. Marshall stated they came to do that but they are up against a deadline of 30 days after the Zoning Board decision to file a motion to reconsider so Mr. Cleasby had to go through the expense of paying Mr. Marshall to do the reconsideration and file it because they could not meet with the board prior to that deadline. Mr. Marshall stated that he who is representing Mr. Cleasby would say that he should have a maintenance agreement; Mr. Marshall stated he has done them in other towns and it should get recorded. Mr. Cleasby stated it was recorded. Mr. Marshall stated this property would be subject to that and again the board has the state building code which is the gospel when it comes to codes and Mr. Marshall stated that he read somewhere in the regulations that the town allows a narrower width than the state code, but the Fire Marshall stated that he wants 20 feet for fire apparatus, not 18, but 20; if this is a paved road, that includes the graveled shoulders so you could have 18 feet of pavement and a foot on either side of gravel shoulders. He also stated these are things that are controlled by with respect to the fire apparatus, the Fire Chief on any road or private road the town has. Mr. Marshall stated that he noticed the town has set back requirements in some of the zones and for example if a commercial building was built in town and there is a 15 foot set back, the state Fire Marshall says you have to be able to get fire apparatus 360 degrees around that building so it just became a 20 foot set back regardless of what the town has, it has to meet that code.



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Chairman Bryer stated that from his perspective this has been going on since 1999 and he is assuming it was right before he was on the board. He also stated that he feels bad with these situations. Chairman Bryer stated he was fine with Mr. Cleasby working on the road itself as long as Mr. Cleasby follows the rules. Chairman Bryer feels that they will not see eye to eye on this one but thinks right now where Mr. Cleasby is going to appeal; Chairman Bryer would rather go through that process with the variance because he has dealt with the attorneys for years. Mr. Cleasby stated even though these decisions were made back in 1999 so you are over riding a board that has already voted and he has already been through this before and now all of a sudden you are changing the rules after the game and after everything has been approved.

Mr. Cleasby stated the board voted and gave him residences, not one. Mr. Cleasby stated that he is being refused the second residence after he built the road and did everything to the road. He also stated he has been going backwards ever sense then because everyone is trying to reinvent the wheel that was already gone through. Ms. Smith stated that she agreed that they have filed an appeal with the Zoning Board which is a process that needs to play out. She also stated that Mr. Cleasby has stated these items as well as a few others as a basis for an appeal. Ms. Smith stated it should go through that process and be heard by the zoning board. As far as the issue relative to what the board voted back in 1999 Ms. Smith stated that she provided the board with a packet that on page 4 includes a legal opinion relative to that as well as a signed letter. Discussion continued on the information in the packet.

Mr. Cleasby wants Ms. Smith to bring up what happened at the last Zoning Board meeting where a variance was not always necessary. He also stated that Ms. Smith asked that question to them and if the selectmen could make a decision beyond that. Mr. Cleasby stated that Ms. Smith asked that question to the Zoning Board. Ms. Smith asked what the question was. Mr. Cleasby stated that the question was, if he even needed a variance could the selectmen make this decision if the road is up to standards where three people have already approved it including the road agent that the road was up to standards. Ms. Smith stated that what they are getting into is all the details relative to what is in the appeal and thinks they should avoid discussion on that. Ms. Smith stated he has made the points in an appeal and it is the Zoning Boards responsibility to review it. Chairman Bryer asked at the time he went before the Board of Selectmen did he own the property at that time. Mr. Cleasby stated yes he did. Mr. Cleasby stated the reason he bought that property is because Bob Clark was claiming to be an abutter to two sides of this piece of property and trying to evict him and stop him from building a house that was half built.

He also stated at that time, the people who really did own the property came to him and offered him the property because they said that Mr. Clark kept saying he was going to buy the property but never did and they offered it to Mr. Cleasby and he bought it so Mr. Clark was not an abutter he was using abutters rights but was not a legal abutter at that time so Mr. Cleasby was forced in a situation of buying that property before Mr. Clark bought it so he could not use abutters rights.



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Ms. Smith stated it was her understanding that Mr. Cleasby did not own that property in 1999 and that could be easily verified in Avitar. Mr. Cleasby stated it was in 2001 that he did the purchase and sale on it. Chairman Bryer stated that this happened in 1999. Mr. Cleasby stated that in 1999 he got his first building permit and in 2001 his house was starting construction and he was ceased. Mr. Cleasby stated in 2001 is when he did the purchase and sale on the abutting land because he found out the reason Mr. Clark was stopping him was that he was saying he has abutters rights to two sides of Mr. Cleasby's property. Mr. Cleasby stated he was then forced to buy that piece of property that Mr. Clark was never an abutter to.

Mr. Marshall stated that he understands that the vote in 1999 was specific; allow construction of residences on a class VI section of Old Pittsfield Road not pertaining to any one specific property. He also stated the select board voted they were going to allow residences on this section of the road and they went on to say they gave their building inspector authority to issue building permits on this section of the road not to issue a building permit to Mr. Cleasby or to only one property but this entire section of the class VI road. Mr. Marshall also stated the Mr. Cleasby went to the Zoning Board because the select board directed him to go there and when Mr. Marshall took a look at it, he stated that Mr. Cleasby should have never been there because this has been decided. He also stated both times based on this 1999 vote never should his building permit be revoked because the building inspector had authority.

Chairman Bryer asked why Mr. Cleasby did not bring this up in 2000. Chairman Bryer stated this is the first time he has heard this argument. Mr. Cleasby stated that this argument has gone on since day one and just keeps repeating itself. Chairman Bryer asked Mr. Cleasby if he brought an attorney with him at that time. Mr. Cleasby stated that he did not. He also stated why should a person be forced to use an attorney for something they already had permission to do. Mr. Cleasby stated that he came to the board and he was given a list of criteria, septic system design, driveway permit, trust designs for his buildings. Mr. Cleasby stated that he brought the board everything that was on the list and since then the trusses are still sitting there, and some of the lumber has been destroyed. He also stated that the foundation was on the property and this is going after his third building permit for the same property and it keeps repeating itself and it should not have gone there.

Ms. Smith stated in 2000, the zoning ordinance changed and it changed to include the language relative to upgrading the road to sub-division standards. If in fact it was the intent of the Board of Selectmen in 1998 and 1999 to give some type of relief momentarily that could not bind beyond the point where the Zoning ordinance changes, everyone becomes subject to that ordinance when it is put in. Chairman Bryer asked even if they got approval prior to that ordinance. Ms. Smith stated absolutely. Discussion continued.

Ms. Smith stated they are talking about a building permit for a different piece of property. Ms. Smith stated he owned the one that was sold by the Board of Selectmen to him in 1998. The



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building permit for this property was not filed until after a period of years. Chairman Bryer stated that he cannot decide on this because he would want to talk to council about what the Selectmen did back then. Ms. Smith stated she would agree that the board should seek legal counsel before making a decision. Chairman Bryer stated that he was not trying to be difficult it is just that he is not sure. Mr. Cleasby stated that after 18 years somebody would start being sure. Chairman Bryer stated that he would like to see Mr. Cleasby be able to build his house. Mr. Marshall stated the case before theirs, the board did not send them to the Zoning Board and the board granted them a waiver to have a building permit. He also stated that this stretch of road has already been granted a waiver to have a building permit for this stretch of road, but for some reason Mr. Cleasby has been singled out and sent back to the Zoning Board not once and not twice and that is not how the board is treating everybody else.

Chairman Bryer stated the case before Mr. Cleasby's had a variance. Mr. Marshall stated with respect to this, the board waived the building permit on that class VI road and the select board did this back in 1999 for a stretch of road, not for a property just a stretch of road. Chairman Bryer asked Ms. Smith to work with Town Administrator Gunter on this matter. Ms. Smith stated she did, she cc's him on the information. Chairman Bryer asked Ms. Smith to call Counsel and make them aware of this situation. Mr. Gunter stated his understanding is the board wants to know if the board of selectmen did and can allow somebody to build on an entire road.

Chairman Bryer stated he would like an opinion on whether the board can issue a blanket decision saying they will issue building permits on Old Pittsfield Road, the entire road. Chairman Bryer stated that he will not decide on this tonight because he feels he does not have enough information. Chairman Bryer asked when the appeal was. Ms. Smith stated he filed an appeal within the 30 day appeal time now the board will get the copies, read them, review with their attorney and then decide whether or not they will rehear his case. Discussion continued on the appeal process. Ms. Smith stated there are two steps for the Zoning Board, the first step is they decide whether or not they will rehear the case, which is absent any outside discussion, that is strictly based on the record of information that Attorney Marshall presented, it cannot go beyond that, it has to be only what he has put in the motion for them to rehear. If they vote to rehear then they set it up on a different night and all abutters have to be notified, it is as if they are rehearing the case again. Ms. Smith stated that process is in place by his submission of the request or the appeal. She also stated the Zoning Boards attorney will be reviewing it. Chairman Bryer stated he wanted Mr. Gunter to go to the town's attorney. Mr. Gunter stated he will do it on Monday. Chairman Bryer asked Mr. Gunter to get the legal opinion for the next actual meeting. Discussion continued.

Ms. Dole stated that Mr. Cleasby started looking for the building permit again on this property in September 2011, at that time the meeting was in October, the ZBA granted him variances. It was appealed by Mr. Clark in November; the ZBA determined they were going to hear the appeal. In December 2011 they heard the appeal; in February of 2012 they came back and decided they were



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going to overturn their original decision. Ms. Dole stated this is the second time that has happened, it happened this way on the first property as well. At this point Mr. Cleasby filed for a variance for the road in July and in July they were trying to decide whether or not they could rehear it because it was the same section that he was filing on. The road was the only issue. It was postponed until August and at the August meeting, Mr. Cleasby was allowed to give a one sentence statement as to why he was here. Mr. Clark's attorney was allowed to speak considerably longer voicing his position and if he felt his material should be considered and he was told that they could not be.

Ms. Dole stated they determined at that time that there was not a material difference in the application to warrant rehearing an appeal that he had already been denied. She also stated they filed the appeal hearing now that hopefully will be reviewed by the ZBA at the next meeting in October. Ms. Dole stated she did not have a whole lot of hope that they are going to agree to rehear it. Chairman Bryer stated he thinks they should rehear the appeal. Ms. Smith stated that she thinks it would be wise for the Board of Selectmen to allow the process to play out. Chairman Bryer asked if it would matter if the Board of Selectmen sent them a letter saying they would like them to hear this appeal. Ms. Smith stated that she thinks the board should seek legal advice as to how they should proceed. She understands that they may have a particular interest one way or the other, her only concern is that there is a process that he has applied for the appeal to the Zoning Board.

If the Board of Selectmen wants to file a motion to join in their appeal, they can do that and they will have the Zoning Board and the Board of Selectmen with separate attorneys looking at the same thing. Ms. Smith stated she thinks they need to let one step play out, the Board of Selectmen get their legal opinion. The Board should respond after they receive their legal opinion from their attorneys. If it is to send a letter to the Zoning Board saying that they agree with their request for a building permit then so be it. Ms. Smith stated that her concern is that they have legal advice before they proceed. Chairman Bryer stated he would like to see that Ms. Smith received a copy of a letter the board received from August 29, 2012.

Chairman Bryer stated that on June 30<sup>th</sup> Ms. Smith submitted a packet. Chairman Bryer stated they sent that packet through their counsel. Ms. Smith stated yes. Chairman Bryer stated counsel advised them not to issue a building permit. Chairman Bryer stated because of the history there he would like to talk to counsel and get a clarification on the point that this attorney came in and he has this argument and Chairman Bryer is not completely sure, he thinks he is making a valid point. Chairman Bryer stated he is asking for clarification.

Ms. Smith stated she wanted to clarify that her concern is that legally they are on solid footing. She also stated that she understands because of the potential of other appeals and other litigation that can occur. Selectman Wolf stated they have no proof that the attorney based her decision on what he stated tonight going back to that. Discussion continued. Mr. Gunter stated if our town council can get us legal opinion, he will let Mr. Cleasby know and if she cannot he will let the board know



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either way. Chairman Bryer stated if she can get it to them by Tuesday, the board can meet with them on Tuesday but she needs a little extra time. Chairman Bryer apologized for not being able to resolve this tonight and thanked Mr. Cleasby and his attorney for coming in.

Ms. Dole stated her concern is how many people are going to be sorry that this is not resolved in a timely manner. Ms. Dole stated how many people, are they talking about a few or are they talking about a town. Chairman Bryer stated that his position is that he thinks Mr. Cleasby should be able to build but he wants to make sure he is following the law. Selectman Hodgdon stated he was leaning Chairman Bryers way. Discussion continued.

Mr. Gunter stated that he and Ms. Pease interviewed two people for the Deputy Town Clerk/Tax Collector position today. Mr. Gunter asked the board if they would like to interview both of them. They will go into non-public.

**Non-Public Session (RSA 91-A:3 II (a, b, c, d, e))**

**Selectman Hodgdon made a motion to go into non-public under RSA 91-A:3 II (a), seconded by Chairman Bryer at 6:45pm. Motion carries; 3/0.**

**Roll Call**

**Selectman Wolf – Yes**

**Selectman Hodgdon – Yes**

**Chairman Bryer – Yes**

**Motion carries; 3/0.**

**Selectman Hodgdon made a motion to come out of non-public, seconded by Selectman Wolf at 6:52pm. Motion carries; 3/0.**

**Roll Call**

**Selectman Wolf – Yes**

**Selectman Hodgdon – Yes**

**Chairman Bryer – Yes**

**Motion carries; 3/0.**

**Selectman Hodgdon made a motion to seal the minutes, seconded by Selectman Wolf. Motion carries; 3/0.**

**Chairman Bryer made a motion to allow Mr. Gunter to offer the position to Savannah Audette. He also has the authority to hire her pending background check and finger prints, and if they meet mutually agreeable negotiations. Seconded by Selectman Hodgdon. Motion carries; 3/0.**



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**Adjournment**

**Selectman Wolf made a motion to adjourn, seconded by Chairman Bryer at 7:05pm. Motion carries; 3/0.**

Respectfully Submitted

Diane L. Young,  
Municipal Secretary