

MEREDITH SELECT BOARD
MEETING AGENDA
Meredith Community Center – 1 Circle Dr.
June 22, 2026, at 4:30pm

CALL TO ORDER AT _____ / ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA ITEM 1. PUBLIC HEARING – page 1

AGENDA ITEM 2. MINUTES – page 5

AGENDA ITEM 3. WORKSHOPS - page 26

- A. 250th Celebration Update (Mr. Chris Kelly) – page 26
- B. Update on Storm Water Management Grant (Director Hale/Mr. Sean Osborne) – page 27
- C. Styrofoam Recycling Update (Director Hale) – page 63
- D. Hesky Park/Town Docks Cigarette Pollution (Director Hale) – page 65
- E. Employee Engagement Survey (Director Janosa) – page 68
- F. Planning & Development Reorganization Update (Director Janosa) – page 78

AGENDA ITEM 4. BUSINESS – page 81

- A. 2025 Tax Abatements (Assessor Commerford)- page 81
- B. Park & Street Closure Policy (Board) – page 117
- C. YTD Budget Report (Info Only) – page 122

AGENDA ITEM 5. TOWN MANAGER'S REPORT – page 151

AGENDA ITEM 6. VISITOR AND RESIDENT COMMENTS – page 156

AGENDA ITEM 7. SELECT BOARD REPORTS AND COMMENTS – page 157

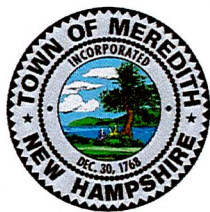
AGENDA ITEM 8. NONPUBLIC SESSION – page 158

ADJOURNMENT AT _____

Next meeting: July 13, 2026

The Selectboard of the Town of Meredith reserves the right to enter into nonpublic session when necessary, according to the provisions of RSA 91-A.

This location is accessible to the disabled. Those wishing to attend who are hearing or vision impaired may make their needs known by calling 603-279-4538 (voice), or through "Relay New Hampshire" 1-800-735-2964 (T.D./TRY)



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Police Chief Michael Harper

Subject: Boat Launch discussion "Commercial Marine Operators"
Use of Meredith public launches

Public Hearing:

Select Board Chair Steven Aiken,

I open the duly noticed public hearing at **[time]** pursuant to RSA 41:9-a relating to the establishment of fees, specifically a Commercial Marine Operator Launch Fee.

Brief Summary:

The Town Manager and Department Heads met to review the fee schedule and agreed on the proposed fee increases, including the possibility of establishing a Commercial Marine Operator Launch fee.

Invite Public to speak

Seeing no more public wishing to speak, I close the public hearing relating to the establishment of Commercial Marine Operator Launch fees at **[time]**.

Suggested Motion:

Selectboard Member moves, *"I move that the Meredith Selectboard approve the Commercial Marine Operator Launch Fee of \$_____ annually with the approval of a permit submitted to the Town."*

Board Chair calls for a second, discussion and vote.

Town of Meredith Selectboard Agenda Report

Recommendation:

It is recommended that the Town establish an annual permit/fee between \$500 and \$1,500 for Commercial Marine Operators to use of the Town of Meredith's public boat launches

Background/Discussion:

At our last workshop on June 8th, we discussed the Board's interest in establishing a Commercial Marine Operator Permit/Fee specifically for marine operators utilizing the public boat launch facilities within the Town of Meredith. This proposed permit would apply to all public boat launches operated by the Town.

We discussed a potential permitting process that would include a sticker or hang-tag system to identify permitted commercial users, along with an appropriate fee. The permit application process would require submission of business information, proof of insurance, and agreement to conditions related to responsible use of Town facilities and liability for any damage caused to Town property.

In reviewing comparable practices, it was discovered that many municipalities have established permit requirements for commercial marine operators utilizing their facilities. These permits generally range from approximately \$500 to \$1,500 annually and typically include an application and approval process.

Based on the discussion, the Board expressed interest in moving forward with consideration of an annual permit fee of \$1,500 to start the public discussion and get input and further evaluation, with the understanding that the proposed amount could be adjusted as part of the final review and adoption process.

Fiscal Impact:

Monies collected go into either in the general fund to offset taxes or to be put in the waterfront infrastructure account for renovation.

Town of Meredith Selectboard Agenda Report

Alternatives:

Do not change the fee and keep the current fee structure that involves the current public charge of \$30.00 per launch or launch with a town sticker purchased from Town Hall.

Attachments/Exhibits:

Public Hearing Notice

**Town of Meredith, NH
NOTICE OF PUBLIC HEARING
Commercial Boat Launch Fee**

The Meredith Select Board will hold a public hearing pursuant to RSA 41:9-a, relative to changes and additions to the Commercial Boat Launch Fee. The public hearing will be held on **Monday, June 22nd, 2026 on or about 4:30 pm** at the Meredith Community Center, 1 Circle Drive, Meredith, NH. Interested members of the public are invited to attend and comment.



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Rachael Bethmann, Administrative Assistant

Subject: Selectboard to consider approving meeting minutes

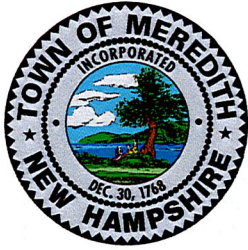
Suggested Motions:

- 1) Selectboard member moves, *"I move that the Selectboard approve the minutes of the June 8, 2026 Select Board meeting."*
- 2) Selectboard member moves, *"I move that the Selectboard approve the minutes of the June 8, 2026 nonpublic session of Select Board meeting."*

Selectboard Chair calls for a second, discussion and vote.

Attachments/Exhibits:

Applicable public draft minutes



Town of Meredith

41 Main Street, Meredith, New Hampshire 03253
www.meredithnh.gov

**MEREDITH SELECT BOARD
(DRAFT) MEETING MINUTES
At Meredith Public Library
June 8, 2026
4:30 PM**

PRESENT:

Steve Aiken, Chair
Jim Gregoire, Vice Chair
Lynn Leighton, Selectperson
Mike Pelzcar, Selectperson
Jeanie Forrester, Selectperson

STAFF PRESENT:

Judie Milner, Town Manager
Rachael Bethmann, Administrative Assistant
Mike Harper, Police Chief
Ken Jones, Fire Chief
Gary Pariseau, Fire Inspector
Jim Commerford, Assessor

CALL TO ORDER:

Chairperson Aiken called the meeting to order at 4:30 p.m.

PLEDGE OF ALLEGIANCE:

Chairperson Aiken led the pledge of allegiance.

AGENDA ITEM 1. PUBLIC HEARING:

Chairperson Aiken opened the duly noticed public hearing at 4:32 p.m. on progress of the Frances Court CDBG Project.

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for public facility projects, up to \$500,000 for housing projects, up to \$500,000 for economic development projects, and up to \$350,000 annually is available for emergency activities. Up to \$25,000 is available per planning study. All projects must primarily benefit low- and moderate-income persons. The public hearing will update the public on, and accept public comment on, the progress of the Lakes

42 Region Community Developers (LRCD) replacement of 3 manufactured housing units
43 (5, 9 & 11 Francis Court), and improvements to 1 unit (21 Francis court) at Francis
44 Court in Meredith, NH.

45
46 Lakes Region Community Developers originally committed in the CDBG application to
47 demolish and replace four manufactured homes that had reached the end of their useful
48 life cycle. Due to significant increases in material and labor costs since the time of
49 application, in November 2025 LRCD requested approval to modify the project scope
50 from replacing four homes to replacing three homes and renovating the fourth unit using
51 any remaining funds.

52
53 To date, substantial progress has been made on the project. Two existing homes have
54 been demolished and removed, new pads have been poured, utilities have been
55 upgraded and extended to the sites, and two new manufactured homes have been
56 installed. New residents moved into these homes at the end of 2025.

57
58 The anticipated timeline for the remaining work is as follows:
59 June – July 2026: Complete demolition of the third unit and Order and prepare for
60 delivery of the new home
61 August – November 2026: Place and connect the new manufactured home, Transfer
62 resident into the new unit, begin renovations on the vacated unit using remaining project
63 funds

64
65 Funds Spent To Date, LRCD has spent - \$56,933 and CDBG has spent - \$280,115

66
67 **Chairperson Aiken asks for questions/comments from the board.**

68
69 **N/C**

70
71 **With no public wishing to speak, Chairperson Aiken closed the public hearing at**
72 **4:36 p.m.**

73
74 **AGENDA ITEM 2. MINUTES:**

75
76 **Select Board to consider approving meeting minutes.**

77
78 Selectperson Forrester makes a motion to Chairperson Aiken that the Select Board
79 approve the minutes of April 27, 2026, separately from May 11, 2026, & May 18, 2026,
80 as she was not present. Seconded by Vice Chair Gregoire.

81
82 Selectperson Leighton makes a motion to accept the April 27, 2026, Meeting Minutes
83 Selectperson Gregoire Seconds

84
85 **Passed Unanimously**

86 Selectperson Forrester abstains

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Chairperson Aiken asks Selectboard for comment on April 27th, 2026, Minutes.

N/C

Selectperson Leighton makes a motion to accept meeting minutes from May 11, 2026 & May 18, 2026

Selectperson Forrester seconds

Chairperson Aiken asks Selectboard for comment on May 11, 2026 & May 18, 2026 Meeting minutes

Selectperson Pelczar communicates that on page 12 of the May 11th Minutes; he wants the minutes to show that Manager Milner states: "Absolutely not" when asked if people will be working from home every week.

Selectperson Leighton makes a motion to accept meeting minutes as amended from May 11, 2026 & May 18, 2026

Selectperson Forrester seconds

Passed Unanimously

Selectperson Forrester asks to accept the non-public minutes April 13, 2026 & March 30, 2026, separately from April 27, 2026, as she was not present. Chairperson Aiken agrees.

Selectperson Forrester makes a motion to accept the non-public minutes April 13, 2026 & March 30, 2026

Selectperson Gregoire seconds

Chairperson Aiken asks Selectboard for comment – N/C

Motion Passed Unanimously

Selectperson Leighton makes motion to accept the non-public minutes for April 27, 2026

Selectperson Pelczar seconds

Motion Passed Unanimously

Selectperson Forrester abstains

133 **AGENDA ITEM 3. WORKSHOPS:**

134

135 **A. John Hopper with Meredith Historical Society on the Farm Museum**

136 John opens the floor with explaining the Historical Society's issues with trying to figure out
137 what to do with the "Farm Museum" at 61 Winona Rd. They have reached the conclusion
138 that they need to repurpose the building, in a way that can preserve the exterior structure.
139 They have held informal conversations with invested parties to try and come up with
140 different ideas of how the property can be repurposed. They decided it was best to first
141 come to the Selectboard.

142

143 Selectperson Forrester – Chair of Meredith Preservation Alliance, she says she spoke
144 with the Meredith Preservation Alliance Board about the Farm Museum, and speaks on
145 how special the building is, and how much history the building has. She believes that it is a
146 subject that the public should weigh in on, suggesting a public hearing, or a public forum to
147 receive feedback and to understand better what the public would like to do with the
148 property. She understands the Historical Society is struggling to afford to keep it open.
149 They do not have the resources.

150

151 John Hopper states they would like to turn it into something that honors it as a historical
152 property. However, they want to turn it into something that would be a useable and viable
153 property. The building has no plumbing, and it being on Winona Rd., it is not a heavily
154 trafficked area. Acquired in 1950, and built in 1801, it's the oldest church still standing in
155 Meredith. However, it's not suitable for the public and it can't generate income. They have
156 spent over \$100,000 on it in the past year and would need at least another \$100,000 just
157 to preserve just the outside of the structure. It would take at least \$300,000-\$400,000 to
158 get it functioning. (including but not limited to heating, plumbing and a septic system). He
159 understands that some people are emotionally attached to it, as it is an important historical
160 building to the Town of Meredith, but he cannot yet justify pouring those kinds of assets
161 into it without knowing a viable result.

162 He continues to speak about the 45 Main St. building receiving another \$100,000, to put
163 into it this year. It was brought to the town in 1994; the Town of Meredith and Meredith
164 Savings Bank had a lot to do with bringing it to Main St. They average 2,000 visitors a
165 year at that. Location, within 95% of the visitors being from out of town. This location and
166 accessibility help create a quality presence.

167 He goes back to talking about the two options the Historical Society has come up with for
168 the future of the Farm Museum building. He offers up option 1: Having a non-profit group
169 that had a very wealthy supporter, use it as a headquarters. And option 2: Turning it into a
170 single-family home. They have received encouraging feedback about that working out
171 after the initial updates are made (including but not limited to heating, plumbing and a
172 septic system). The building is close to the road, it does not have a lot of parking, which is
173 typical in a traditional New England. Winona was at one point the main artery through
174 town, and it now a residential road. After renovations, it could be listed at approximately
175 \$500,000 on the market as a starter home.

176

177 **Chairman Aiken asks for any questions from the Board**

178

179 Selectperson Pelczar – If you can find the funding to update the building, are you saying it
180 is no longer useful to house the Farm Museum?
181

182 Hopper – As a public venue, it is very far out of the way. You can hold meetings there, or
183 you can have people out there, but the Meredith Historical Society has a very small
184 volunteer team and already have enough issue staffing the 45 Main St. location. When
185 they do open the Farm Museum, a typical day would have about 2 visitors. With limited
186 parking, and no restroom facilities, it is hard to host people.
187

188 **Chairperson Aiken asks for any comments from the public**
189

190 Bonnie Edwards – on board of Meredith Historical Society states that Pottle Meeting
191 House (Farm Museum), it is a part of Meredith's history. The farming history is the bedrock
192 of this community. She hopes the people of Meredith find gratitude for the history of this
193 building, as once the building as it stands is gone, the history lessons that it holds go with
194 it. The farm collection is a reminder of what it took to live in Meredith when it was first
195 founded. She admits they do not have the resources to care for the building, but she
196 believes the creativity of the town can come up with some purpose for the building. She
197 wants to connect with the Interlake's School District and hopefully bring students out to
198 learn more about it. She believes it could be a tourist attraction. She brings up the
199 proposed idea for a trolley in town. She thinks the Farm museum would benefit from being
200 a stop on the trolley tour. She understands the finances and the upgrades that will need to
201 go into the restoration but finds the restoration would be worth it to help find a historic,
202 contemporary use.
203

204 Selectperson Forrester asks John Hopper if they have applied for a Land and Community
205 Heritage Investment Program (LCHIP) grant?
206

207 John Hopper responds that they did apply for the LCHIP Grant. But he has not yet
208 followed up, as it does not fully cover the costs, they would need to spend to restore the
209 Farm Museum Building. He believes that after those renovations, they still don't have a
210 plan of what makes that building vital. They have received another grant, for "a couple"
211 thousand dollars a few years ago.
212

213 George Burman – on board of Meredith Historical Society, he has been working on this
214 project for a while, conversion for a current use isn't contrary to historic preservation, it is
215 the key to building being able to be preserved. He references the example of the
216 modernization and use of the Mill Falls building in the center of town; he emphasizes that it
217 is not being used how it was used for 100 years. He also references the modern uses of
218 Belknap Mill, Laconia, NH and Faneuil Hall in Boston. He reiterates that empty buildings
219 are not preserved, you must find a use. To him, the important thing is that people driving
220 down Winona Road will see the same structure for many years to come. Being on the
221 National Register of historic places (both 45 Main St. and 61 Winona Rd. are registered)
222 are offered substantial incentives and tax advantages to convert the building for modern
223 use. Someone with \$300,000 can buy the building, attorney will put an easement on it so it
224 always looks the same, and he knows the Historical Society can't pay for that, and he

225 assumes the Town of Meredith also does not have that kind of financial backing for that
226 project right now. He reiterates that the idea of conversion for modern use is real
227 preservation.
228

229 Selectperson Forrester agrees with the Historical Society that it's a great building and
230 appreciates that they want to save it. She then offers to work with them in helping them
231 brainstorm on how they can save it. She states how it is a very important part of
232 Meredith's history and is open to getting creative to find its next purpose.
233

234 **B. Carl Knowlton announces himself running for the Board of Directors for**
235 **the New Hampshire Electric Co-Op(NHEC)**

236 He starts off with letting the Selectboard and public know that there will be three vacancies
237 on the NHEC board for this period. There are two candidates that are incumbents that are
238 sitting for election and four new people being advanced. There are two ways to be
239 considered for a Board position: 1. You can go out and collect signatures or 2. You go
240 through a vetting process through the cooperative where they have a selection committee.
241 He went through the second process wherein he sat with approximately 14 cooperative
242 members for an hour-long interview inquiring about his background and knowledge he
243 would bring to the table.

244 He continues to explain to the Selectboard the reasons he is running, including the two big
245 NHEC capital programs underway – there is a 10-year grid modernization program, and
246 they are doing a roll-out of broadband. He knows that these two projects are going to have
247 significant impact on rates. He has spent about 30 years financing large utilities and
248 cooperatives, he has financed every type of generation asset (ie. Wind, solar, coal, etc.).
249 He has financed some of the largest utilities and cooperatives in the country, he is
250 comfortable managing and administering large capital programs. He announced the
251 voting period ending on June 10th. While he was going through the interview process, he
252 found one of the issues NHEC is concerned about is transparency. He poses the question
253 to the Selectboard: Do they feel as though they understand what the cooperative is doing,
254 and what their major capital efforts are, or is it more of a black box?
255

256 Selectperson Forrester – There used to be more engagement, she remembers when she
257 used to be invited to meetings, and she can't remember the last time she was. They used
258 to have an annual meeting for all the incorporators, and it was at that meeting that they
259 gave all their updates.
260

261 Knowlton asks if she would she like to be invited if that is still happening, or if he is elected
262 for that to be reinstated.
263

264 Selectperson Forrester – Yes, as that was the time for the members to be informed of
265 what was going on.
266

267 Selectperson Gregoire asks how the broadband capital project is being financed?
268

269 Knowlton explains that is one of the main reasons he is running for the board. NHEC is
270 starting to roll out the broadband across the state, and he likes the idea of them being the

271 provider of broadband in towns that do not have it, but they are starting in communities
272 that already have broadband (provided by Spectrum and Fidium etc.). There is potentially
273 a large rate impact from the broadband system rollout. Effectively the distribution network
274 is subsidizing the rollout of broadband, and he thinks that broadband should be separated
275 into its own business. NHEC's finances for the broadband roll-out are privately held as
276 it is considered a "competitive business". He wants to make sure that members are not
277 heavily charged for that roll-out as it is currently a drag on the distribution network, and
278 rate payers. He wants to make sure that it is carefully monitored.

279
280 **C. David Thorpe member of the Capital Improvement Program (CIP)**
281 **Advisory Committee**

282 He kicks off with expressing wants for the CIP to have a strategic overlay, they are a very
283 tactical decision-making group, and they make Equipment Trust Fund (ETF) contributions
284 without a strategy on top. He is interested in installing a system to better prioritize long-
285 term projects and give some guidance to CIP. He is going to be able to help Manager
286 Milner and Finance Director Robert Carpenter and take the CIP worksheets, which he
287 states Manager Milner improved significantly in 2025, and put them into an excel
288 spreadsheet so that Manager Milner and the Selectboard can better see the tax impacts.
289 He wants to ease the cashflow, level out the cost increases, and he hopes these
290 spreadsheets will be able to make it possible to see the tax increases ahead of time. In
291 collaboration with Manager Milner, they are requesting spreadsheets from all Department
292 Heads. He thinks the Selectboard would be happy to see a clearer financial directive for
293 prioritizing projects. They are expecting initial spreadsheets back by the end of June,
294 where they will then fine-tune the spreadsheets and have those new numbers input by the
295 end of July. These spreadsheets will share charts and graphs to help the Selectboard see
296 the tax implication for these projects. When the Selectboard did the "Imagine 2035" they
297 came up with a long list of all the projects they would like to see completed, but they have
298 not been prioritized. He offers the floor to Manager Milner for any other updates or details,

299
300 Manager Milner confirms

301
302 Thorpe continues that the budget worksheets that Manager Milner implemented in 2025
303 are much more comprehensive than they ever have been in the past, they go out for
304 longer periods of time and get more in depth for how these projects could be financed. He
305 believes that when they receive these spreadsheets back, they will be able to be input into
306 the master spreadsheet and predict the spending with a very high degree of accuracy. He
307 assures the board that with resource and migration projections, paired with people making
308 small estimates it will turn out surprisingly accurate projections. He projects that by the end
309 of July he is hoping that he can bring the board a plan, including cost implication for tax
310 rates and a curve chart that shows what the next six years would probably look like, that
311 will help you with deciding what projects need to come first. He believes that from the first
312 completed iteration at the end of July, with changes made by the board over the course of
313 August, they could have a completed strategic plan to the CIP by September He wants to
314 show the Selectboard three forms of spending: Debt, Project Spending against the
315 Operating Budget, and what proper contributions to the ETFs would be to smooth the
316 cash flow.

317
318 Manager Milner – She thinks the important piece that the board will see will be a chart that
319 will show them how to reapportion the budget, or where funding needs to be moved.
320 (David Thorpe shows an example line chart) She believes it will be a great tool for the CIP
321 committee. Keeping the trend history will allow the Town to have a CIP plan that goes out
322 beyond one year, and at least 15 years. After the year passes, they will be able to input
323 actuals and see how close the predictions are.

324
325 **Chairperson Aiken asks for questions and comments from the board**

326
327 Selectperson Forrester compliments David Thorpe on this work and solidifies that she
328 knew there was a reason he was voted Citizen of the Year. She really appreciates his
329 persistence, and is so grateful, she believes this will be incredibly helpful for the Town of
330 Meredith.

331
332 David Thorpe explains that he happy to set up this programming for the first year, but he
333 thinks the Selectboard needs to find a way for this to be institutionalized.

334
335 **D. Police Chief, Mike Harper – Commercial Boat Launch Fees**
336 He reminds the Selectboard that last year they reviewed Boat Launch fees at the
337 Selectboard meeting/public session on November 24th and there were a lot of concerns
338 brought up by the public. Including, water quality, overuse/wear and tear on facilities, and
339 traffic concerns. The largest concern being commercial use, with larger companies
340 launching 10-15 boats a day at the municipal launches by using the Solid Waste Decal.
341 There was a question brought up about Waukegan boat ramp, Chief Harper explains that
342 the Meredith PD does not cover that boat launch area, they only have the state water
343 agency checking for invasive species. He says they have discussed a permitting process
344 for commercial boat launch companies, and he found that a lot of towns have permits for
345 Commercial Operators. These range from an annual fee of \$500-\$1,500. His biggest
346 concern is that there are bigger companies, that this probably won't affect but it will likely
347 affect the smaller companies. He poses the question to the Selectboard of where does the
348 permitting fee money go? General Fund? Waterfront Infrastructure?

349
350 Chairperson Aiken asks Chief Harper what his recommendation is?

351
352 Harper explains that his only concern is the smaller companies that are going to be hit
353 hard by a fee. And he recommends the Selectboard choose a number between \$500-
354 \$1,500 - there can be a fine of \$100-\$500 for businesses who do not comply. He does
355 believe this can generate some revenue.

356
357 Aiken asks if there is a possibility for a permit that asks how many boats a company is
358 launching, offering a sliding scale.

359
360 Chief Harper responds that that would be hard to monitor. But he has seen towns that are
361 issuing only 3 vehicle tags and charging \$500/ each new tag. He reminds the Selectboard
362 that Goodhue Marine owns part of a ramp they can technically launch from Meredith Neck

363 because they own half a ramp down there. He knows that there were government funds
364 to set up that ramp, and if Meredith is not doing anything improper there, they can also
365 monitor that area.

366

367 Selectperson Pelczar asks if these permits will be available for Meredith companies only,
368 or open to all commercial boat launch companies?

369

370 Chief Harper responds that he has not come across a permit that specified if they were in
371 town or out of town commercial boat launch companies. They would just need to be very
372 specific about what differentiates a boat launch commercial vehicle, and a commercial
373 vehicle that offers other services.

374

375 Selectperson Leighton states that she doesn't want to let Waukegan slide through the
376 cracks as that is the Town of Meredith's water source. At this time there is nothing to
377 protect that boat launch, and there are fishing tournaments held there.

378

379 Chief Harper suggests a discussion with Water and Sewer Superintendent Jason
380 Bordeau about monitoring that boat ramp in addition to the Lake Hosts checking the boats
381 for invasive species.

382

383 Manager Milner asks for clarification if Federal Funds, Fish and Game funds, or Town of
384 Meredith funds were used for the boat ramp on Waukegan. She continues that depending
385 on the funding for the boat ramp, they may not be able to charge for access there.

386

387 Frank Murphy from Waukegan Watershed Advisory Committee (WWAC) Waukegan
388 averages about 7-10 fishing derbies a year, all permitted through Fish & Game – it's a \$25
389 fee for Fish & Game to obtain a permit and that can include up to 25 boats. Lake Hosts
390 avg. 1,000 launches/year and NH Lakes reimburses WWAC via grants depending on how
391 many launches they complete. Lake Hosts are not an enforcement authority on the lake.
392 Fish & Game is aware that this is specifically Meredith's ramp and we can do whatever we
393 want with it. The ramp is the property of Meredith.

394

395 Chairperson Aiken reminds the group they are not going over data from Waukegan as
396 there is not a huge commercial boat launch life on Waukegan. He asks the Selectboard to
397 focus on Winnepesaukee boat launches.

398

399 Selectperson Pelczar – are they going to get a permit to launch anywhere in the Town of
400 Meredith, or would this only be for our launches on Winnepesaukee?

401

402 Chief Harper responds that we can address issues at other boat launches when that
403 comes up, but as of right now they don't have commercial issues at the other boat
404 launches in town. This permit will only be for the two boat launches on Winnepesaukee.

405

406 Selectperson Pelczar continues that at some point this will need to be all encompassing
407 for all the lakes in the town and not charging commercial boat launch companies per lake.

408

409 Chief Harper agrees.

410

411 Selectperson Gregoire asks Chief Harper and the Selectboard what's the next step? He
412 continues that they have discussed this several times now, and they still don't have
413 anything specific to vote on. He asks if the next step is to find something specific to vote
414 on.

415

416 Manager Milner reminds the board that the last meeting was about only the fees for
417 commercial boat launches found on other municipality websites, and the information
418 brought before the board today was new. These permits with fees associated for
419 commercial boat launches were recently found by Chief Harper, and they ran a second
420 workshop so the board could have all the information. She continues that the board
421 suggested moving next to a public hearing.

422

423 Selectperson Pelczar wants a suggested amount for the fees so that it can be advertised
424 appropriately for the public hearing.

425

426 Selectperson Forrester suggests they start at the highest fee for a public hearing, and they
427 can always move the number down from there without having to hold a second public
428 hearing.

429

430 Unanimous agreement on \$1500 fee for the Public Hearing

431

432 **E. Jim Commerford, Meredith - Town Assessor**

433 For the year 2025 there were nine abatements. Commerford recommends to the board
434 they grant six of the nine for a total of \$14,661.97.

435

436 Chairperson Aiken asks about the interest only abatements, and Commerford clarifies
437 those were a separate issue through Manager Milner.

438

439 Selectperson Forrester inquires why a specific property sold so much less than she
440 originally thought it would.

441

442 Commerford explains that it was on the market and was an arm's length sale, this reduced
443 the value of the house because it sold for less. This was the basis for appeal. They
444 average about nine properties a year, but that is driven by the market, and properties are
445 still selling above their assessed value. They are planning to update values in 2027, as
446 that is the recertification year with the state. Meredith is sitting in the 80 percentiles of what
447 the ratio is to sales, which is average to the revaluation in 2023.

448

449

450

451

452 **Chairperson Aiken calls for questions. No questions.**

453

454

455 **AGENDA ITEM 4. BUSINESS:**

456

457 **A. Chief Jones - 9/11 Memorial**

458 The 9/11 Memorial will be set at downtown Central Station. He wanted to improve the
459 looks of the station, and work in collaboration with Miracle Farms for the landscaping
460 design They are still raising funds for the complete design, but they have almost
461 everything else fundraised for majority of the memorial, (everything except for flowers
462 and the walkway at the memorial). Chief Jones has collaborated with DPW director
463 Craig Hale, and he agreed to do the digging, and if the soil is any good, they would
464 keep it and use it on the Fire Station property.

465

466 Selectperson Leighton asks what is the total price? And how much do they have raised?

467

468 Chief Jones - The total project will cost 40,000-50,000\$. They have half of that raised.
469 He has been holding off on fundraising until the board decides this is viable. He is
470 incredibly impressed by the work of Chris Maroon over at Miracle Farms.

471

472 Selectperson Forrester thanks Chief Jones for providing the 3D rendering of the
473 Memorial. She believes that this memorial should be at Hesky Park. She believes that
474 there would be more foot traffic to appreciate the Memorial there.

475

476 Chief Jones explains that the deaths on 9/11 were highest among the firefighters. He
477 has coordinated it so that the towers will be at Hesky Park for the Memorial service in
478 2026. But he and the committee think it should be at the Fire Station.

479

480 Selectperson Forrester goes on that she respects Chief Jones' perspective, but she
481 wants there to be more people to see it and it will get more foot-traffic. She said "that if
482 its purpose to honor all those that died that day" then she wants the most amount of
483 people to see it.

484

485 Chairman Aiken says there is too much going on at Hesky Park already. It will blend in
486 with all the other things going on at the park and not make as much of an impact. Open
487 to a discussion about another location. but it should be at the Fire Dept. He understands
488 that it might be a little more difficult to walk to, but it would make more sense there.

489

490 Chief Jones explains that in the final rendering there is a walkway directly from the
491 public sidewalk straight to the Memorial with benches. He is collaborating with DOT to
492 find out exactly where that walkway can go. He feels it would be safer at the Fire
493 Station, and it would be more at home there.

494

495 Gary Pariseau, Meredith Fire Inspector explains that when they initially brought this idea
496 to the Chief, Chris Maroon from Miracle Farm was doing another project in town and
497 Gary got him to work on this. He emphasizes the importance of public partnerships. And
498 speaks anecdotally of all the 9/11 Memorials he has seen at Fire Stations. He thinks the

499 Memorial should be at the Fire Station. He suggests it should be on the Sculpture Walk
500 Pamphlet and that will push people to walk towards the businesses on the south end of
501 town.

502
503 Chris Maroon, Miracle Farms – He states that it was an honor to be involved, there were
504 many conversations on where to put it. It will be ADA Accessible, a pathway leading up
505 to it, seating, it was designed to be accessible to everyone. He states that Miracle Farm
506 is going to make a sizeable donation to this project, by funding certain phases of it. He
507 states that if they cannot afford the entire project right away, they can do it in phases,
508 however, they will be able to do the walls, seating, patio and walkway, right away. They
509 are also committed to taking care of it, making sure it always looks good. He also thinks
510 it should be at the Fire Station. He knows it will have an impact standing at the Fire
511 Station, and he will ensure it will.

512
513 Chairman Aiken grew up on that Fire Station, he tells personal anecdote. Are you
514 prepared to put up no parking signs?

515
516 Chief Jones explains that there are already “Fire Department Only” signs on the
517 Highway side of the building, and there is public parking in the back of the station.

518
519 Selectperson Forrester asks if statistically they are placed more at Fire Departments or
520 in other locations.

521
522 Chief Jones explains that his two career firefighter sons in the state of Maine have their
523 city 9/11 Memorials at their Fire Stations. He does not believe that there is an access
524 issue. He continues that there is already a lot of foot-traffic because of the crosswalk
525 right there, he believes this will make the Fire Department show the people that they are
526 out here serving our community. The Black Granite for the memorial towers are already
527 in Vermont waiting to be etched, he urges the Selectboard to move forward with the
528 project, wherever it ends up being placed, or they will not meet the deadline of
529 September 11th, 2026.

530
531 Selectperson Leighton asks about the motion to approve the square design, although
532 there are two separate design options.

533
534 Chief Jones shares that this is the design they would like to move forward with, it is the
535 design that himself and Fire Inspector Pariseau like more, and they have been leading
536 this venture from the start.

537 Selectperson Leighton likes the round memorial vs. the square design.

538
539 Scott Rosenthal – 3 Carlton Rd. - approaches the podium to share a quick search on
540 the locations of other 9/11 Memorials. Although there are not exact statistics, it is an
541 overwhelming number at Fire Stations, and Firefighter Memorial parks as this
542 demographic of first responders lost the greatest number of lives on 9/11

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Selectperson Leighton moves that the Meredith Selectboard approves the square design of the 9/11 Memorial to be located on the lawn of the Fire Station.

Selectperson Forrester Seconds

Chairperson Aiken takes a Roll Call Vote:

Roll Call Vote:

Chairperson Aiken	yes
Vice Chair Gregoire	yes
Selectperson Leighton	yes
Selectperson Pelczar	yes
Selectperson Forrester	yes

Passes Unanimously

B. Interest Abatement – Manager Milner

Manger Milner reminds the board of the last discussion of the Interest Abatements. The Town changed their program for online payments and the residents of Meredith that asked for the abatements were all on autopay. She recommended one of the six receive the abatement as the individual tried to pay online, and the program did not make her aware that the payment kicked back. The others were not recommended to be approved, but that decision is up to the Selectboard.

Chairperson Aiken asks for discussion

Selectperson Gregoire asks if Assessor Commerford can abate interest.

Manager Milner clarifies that Assessor Commerford does the tax abatements, not the interest abatements, so it would go through the Tax Collector (Manager Milner) per RSA the Tax Collector can abate up to \$25.00 unless they go through this process with the Selectboard.

Selectperson Forrester asks if they went through this at the last meeting and agreed that they would abate all of them.

Manager Milner states that they did agree on that, however, that was just a workshop, and her recommendation has not changed that she believes only the person that tried to pay should have that interest abated. However, the Selectboard is allowed to proceed however they would like. If they would like to do them all to name all the addresses and names of residents.

587 **Selectperson Gregoire wants to abate all of them because he thinks it would be**
588 **easy to not see it. He knows he will see unhappy taxpayers if they do not.**

589
590 **Selectperson Gregoire moves to abate all the residents on the list. Reads off all**
591 **names and addresses.**

592 **Selectperson Forrester seconds**

593

594 **Chairperson Aiken takes a Roll Call Vote:**

595

Roll Call Vote:

596	Chairperson Aiken	yes
597	Vice Chair Gregoire	yes
598	Selectperson Leighton	yes
599	Selectperson Pelczar	yes
600	Selectperson Forrester	yes

601

602

603 **Passes Unanimously**

604

605 **AGENDA ITEM 5. TOWN MANAGER'S REPORT:**

606

607 **Shout Outs:**

608 -Jordan Dupliesse – received his Grade 1 Treatment and Distribution License (Water)

609 -Mike Thibeault – received his Grade 2 Treatment and Distribution License (Water)

610 -Angela Labrecque – organized and attended eco dev conference on May 7th at the

611 Belknap Mill - the conference had 64 NH Planners in attendance

612 -Mary Hunter, NH State certified headstone restorer, will be restoring headstones pro

613 bono at the Leavitt Cemetery (located at the Page Pond Conservation property,

614 accessed by Quarry Road)

615 -Meredith Board Governance Training – 6/9 5pm at the Meredith Public Library;

616 nonmeeting with legal for the purposes of board training and is not open to the public;

617 30 RSVP's

618 -Styrofoam Collection – Director Hale will be at the 6/22 meeting with an update

619 -Banners – 250th & Bike Week

620 -Town social media – is on the way

621 -Grand Opening of Adaptive Launch – June 27th 10am Leavitt Beach

622 -Old Home Days – September 19, 2026

623 -State Red Listed Municipal Bridge List – was just released; Meredith does not have a

624 red listed bridge on the list at this time; however, a bridge on Blake road is close; we will

625 be discussing best solutions and available funding options for presentation to the Board
626 and/or CIP committee

627 -Parking PILOT Program – is underway, we will keep track of issues and statistics for
628 use in determining the best solutions to recommend to the board in the fall. We added
629 handicapped spaces in the lower lot as there was not enough according to code (1 per
630 25 spaces).

631 -Coffee with the Manager – Shout out to Lakes Region Design Group who is hosting the
632 first coffee with the manager – check the website (www.meredithnh.gov) for details,
633 better yet sign up for news flashes and you would already have the details. I hear hard
634 hats will be involved, don't miss it!

635 -Pay & Classification Study – kick off was today with the management team and
636 individual meetings with departments were held today and will conclude tomorrow.

637 -Upcoming Events on Town Property:

NAME OF APPLICANT	PROPERTY	Event Date	TIME	EVENT	APPROVED
APPROVED PERMITS SCHEDULED FOR 2026					
Rick Loader, Guitar Army	Hesky Park	Every Tues night (May-Sept)	5:30 to 8:30 pm every Tues	guitar concert	YES
Meredith Parks and Rec	Hesky Bandstand	6/5/26 thru 8/28/26	5-9pm every Fri night	music/live performances	YES
NE POW/MIA	Hesky Park/bandstand	6/18/2026	3pm to 9pm	38th Annual Freedom Ride/Vigil	YES
ILHS Sophomore Class	Solid Waste Facility	6/20/26	8am to Noon	Fundraiser	YES
Greater Meredith Program	Main Street	6/26 and 9/11	4:30pm to 9pm	Street Dance on Main Street	YES
LR Dance	Solid Waste Facility	June 27 & 28	8am to 3pm	Fundraiser	YES
Meredith Parks and Rec	Hesky Bandstand	7/4/2026	7-9pm	music/live performances	YES
Meredith Lions Club	Hesky Park	7/4/2026	7am to 6pm	July 4th Rubber Ducky Race	YES
American Legion	Hesky Picnic Pavilion	7/4/2026	10am to 6pm	July 4th cookout	YES
LR Dance	Solid Waste Facility	July 25 & 26	8am to 3pm	Fundraiser	YES
Meredith Parks and Rec	Hesky Bandstand	8/15/2026	1-4pm	music/live performances	YES
Rise/Heart & Hands	Main St/Community Park	8/15/2026	10 am to 6pm	Boho Bazaar-vendors/booths	YES
LR Dance	Solid Waste Facility	August 22 & 23	8am to 3pm	Fundraiser	YES

638

639

640 --Employee Engagement Survey –

641 *Handout will be attached*

642

643 Upcoming Meetings:

Town of Meredith
Selectboard Meeting Schedule - 2026

Date	Time	Meeting	Location	Notes
6/9/2026	5pm	Governance Training for boards/committees	Library	this is consider a nonmeeting under NH RSA 91A & not open to the general public
6/22/2026	4:30pm	Selectboard Regular Meeting	Community Center	
6/27/2026	10am	Adaptive Launch Grand Opening	Leavitt Beach	
7/4/2026		America's 250th Celebration	Main Street	
7/13/2026	4:30pm	Selectboard Regular Meeting	Community Center	
7/27/2026	4:30pm	Selectboard Regular Meeting	Community Center	
9/19/2026	10am	Old Home Day	Main Street	

644

645

646 -Department Head Personnel Policy Review Workshop – June 23rd.

647 -Economic Development Consultant – the team has awarded the RFP to Marketing
 648 Alliance, David Petr, out of the Florida office. I will be meeting with Mr. Petr this week to
 649 discuss the most important next steps which will include data gathering, economic
 650 development tools that would benefit the town and likely and interactive forum on
 651 economic development including projects in the works and future projects as well as
 652 hands on opportunities to learn how economic development can diversify your tax base
 653 and affect your tax rate and how tools can attract the businesses we'd like to see in
 654 Meredith. Stay tuned.

655 -Projects In Motion – Stay Tuned for Future Update

656 -PFAS Settlements

657 -Breezeline Franchise Agreement Renewal

658 -Coalition 2.0

659 -Flood Maps

660 -Waterfront infrastructure

661 -State Zoning/Housing Mandate Dialog

662 -DPW Bldg./Hutter

663 -Waukewan Dam & Canal project

664 -Route 3/25 assessment(underground)

665 -Route 25 Pedestrian Crossing

666 -Prescott Park Renovation

667 -Sewer Storm Water Asset Grant

668 -Fire Department Study

669 -Space Needs Project

670 -Main Street Project

671

672

673 **AGENDA ITEM 6. VISITOR AND RESIDENT COMMENTS:**

674

675 **Chairperson Aiken opened the floor for public comments.**

676

677 Frank Murphy from Waukewan Watershed Advisory Committee (WWAC) – WWAC is
678 dealing head on with water pollution in Waukewan, they were able to get the water
679 tested once because of discoloration. The water only tested positive for natural
680 minerals. However, there is a large, discolored pond near the apartments and they
681 would like to get that tested as well to ensure that is not the source of the pollution. If
682 there is a possibility that this retention pond is contributing to the pollution in Waukewan,
683 that deeply compromises all the future grants and future work they might do.

684

685 **There was no further public comment.**

686

687 **AGENDA ITEM 7. SELECT BOARD REPORTS AND COMMENTS:**

688

689 Vice Chair Gregoire

690

691 Selectperson Leighton

692

693 Selectboard Forrester

694

695 Selectperson Pelczar

696

697 **Chairperson Aiken foregoes Selectboard Comments for this meeting to enter a
698 non-public meeting with the Town attorney waiting on the line.**

699

700

701 **AGENDA ITEM 8. NONPUBLIC SESSION:**

702

703 **Motion – Chairperson Aiken moved that there is a need for a non-public
704 session per RSA 91-A:3, II (I) the consideration of legal advice provided by
705 legal counsel, either in writing or orally, to one or more members of the
706 public body, even when legal counsel is not present. Motion seconded by
707 Selectperson Gregoire.**

708

709 **and RSA 91-A:3, II(I) consideration of legal advice provided by legal
710 counsel, either in writing or orally, to one or more members of the public
711 body, even where legal counsel is not present.**

712

713

714

715 **Roll Call Vote:**
716 Chairperson Aiken yes
717 Vice Chair Gregoire yes
718 Selectperson Leighton yes
719 Selectperson Pelczar yes
720 Selectperson Forrester yes

721 ***MOTION PASSED.***

722
723 **The Select Board entered nonpublic session at 6:27 p.m.**

724
725 **The public meeting was reconvened at 8:09 p.m.**

726 **The meeting adjourned at 8:10 p.m.**

727
728 ***Next meeting will be held on June 22nd, 2026**

729
730
731 Respectfully submitted,
732
733 Rachael Bethmann, Administrative Assistant
734 Town of Meredith

DRAFT

**MEREDITH SELECT BOARD
NONPUBLIC SESSION MINUTES
At Meredith Community Center
June 8, 2026**

PRESENT:

Steve Aiken, Chair
Mike Pelczar, Selectperson
Lynn Leighton, Selectperson
Jeanie Forrester, Selectperson
Jim Gregoire, Selectperson

Also Present:

Judie Milner, Town Manager
Rachael Bethmann, Administrative Assistant

Motion: *Chairperson Aiken moved that there is a need for a non-public session per RSA 91-A:3, II(I) consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present and RSA 91-A:3, II (a) The dismissal, promotion, or compensation OR the disciplining/investigation of charges against a public employee, UNLESS the employee affected (1) has a right to a meeting and (2) requests that the meeting be open.*

Motion seconded by Vice Chair Gregoire.

Roll Call Vote:

Roll Call Vote:

Chairperson Aiken	yes
Vice Chair Gregoire	yes
Selectperson Leighton	yes
Selectperson Pelczar	yes
Selectperson Forrester	yes

MOTION PASSED.

The Select Board entered nonpublic session at 6:27 p.m.

The Selectboard and Manager Milner speak to the Town of Meredith attorney about two separate issues regarding Code Enforcement, Zoning, and Planning.

The Selectboard continued the review of Manager Milner.

Motion: ***Chairperson Aiken moved that the Meredith Select Board leave nonpublic session and return to public session. Motion seconded by Vice Chair Gregoire.***

MOTION PASSED.

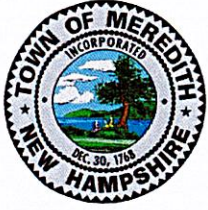
Public session reconvened at 8:09 p.m.

Respectfully submitted,

Rachael Bethmann, Administrative Assistant

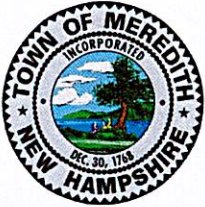
Town of Meredith

DRAFT



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

Subject: Board to Receive an Update from Chris Kelly Regarding America's 250th Celebration in Meredith



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Craig Hale, DPW Director

Subject: Stormwater Asset Management Plan

Suggested Motion:

N/A – Informational Workshop only

Background/Discussion:

The Town of Meredith was awarded funding through the Clean Water Asset Management Grant Program to support improvements in the management of the Town's waste and stormwater infrastructure systems. This program is designed to help municipalities strengthen long-term planning, improve system efficiency, and protect water quality resources that are vital to the community.

The Town received formal notice of acceptance for this grant on June 18, 2024, with funding becoming effective on July 1, 2024. The total amount allocated to the Town for this project is \$60,000, fully supporting the proposed work without requiring additional local funding.

This grant provides an important opportunity for Meredith to continue its proactive approach to infrastructure stewardship. By focusing on both wastewater and stormwater systems, the project will help the Town better understand existing conditions, identify priority needs, and develop strategies that ensure reliable and sustainable service delivery.

Participation in this program reflects the Town's commitment to:

Town of Meredith Selectboard Agenda Report

- Protecting local water bodies and environmental resources
- Maintaining safe, efficient, and resilient public infrastructure
- Making informed, data-driven decisions for future capital planning
- Reducing long-term costs through preventative maintenance and asset management practices

The project aligns with State priorities for clean water protection and supports Meredith's ongoing efforts to preserve the natural beauty and environmental health that are central to the community's character and economy.

Overall, this grant-funded initiative represents a positive step forward in strengthening the Town's infrastructure systems while minimizing financial impact on taxpayers.

Presentation presented by:

Sean Osborne, PE
OSD, LLC

Sarah Ridyard
Sustainability Engineer,
NHDES Wastewater Engineering Bureau

Craig Hale
Meredith DPW Director

Fiscal Impact:

Grant Funded

Attachments/Exhibits:

Stormwater Asset Management plan

Meredith Public Works Department
Meredith, New Hampshire

Stormwater Asset Management Plan

June 2026

OSD LLC

375 Totten Pond Road, Suite 102
Waltham, MA 02451
T: 781-568-4636 | F: 781-538-4637

OSD LLC

June 17, 2026

Craig Hale
Director of Public Works
347 Daniel Webster Highway
Meredith, NH 03253

Subject: Stormwater Asset Management Plan

Dear Mr. Hale:

OSD LLC is pleased to submit this stormwater asset management plan for the Meredith Public Works Department. This work was completed in accordance with our agreement and the New Hampshire Department of Environment Services (NHDES) Asset Management Grant Program.

In conjunction with you and your staff, we used CivicPlus, formerly known as Beehive Industries, asset management software to document the asset assessment portion of this project. This software is also used by the Meredith Water and Sewer Department.

It has been a pleasure to work with you and your staff on this plan. We wish to express our appreciation to the Town of Meredith for their participation in this project and for their help in collecting information and data.

The Meredith Public Works Department consists of four divisions: highway, solid waste, buildings & grounds and cemetery. The highway division is responsible for road maintenance, paving, chip seal, drainage, brush cutting, road reconstruction, grading and ditching, catch basins, sweeping, sidewalk maintenance, plowing and sanding, road dust proofing, culvert pipe installation, and road and public safety signage. The highway division has mechanics who maintain, repair, and service all town vehicles.

Most of the stormwater operations and maintenance budget is included in the road maintenance budget. We recommend that the highway division budget of \$3.5 million be increased by \$77,500 to meet the recommendations and capture the true cost of operating and maintaining the stormwater system. This includes a new budget line item of \$30,000 for engineering inspections of culverts and bridges; a new budget line item of \$10,000 for outfall dredging; increasing the catch basin cleaning budget from \$30,000 to \$50,000; and increasing the street sweeping budget from \$37,500 to \$50,000.

As part of the asset management plan, we looked at future financial requirements for the next 10 years and potential funding sources. Meredith taxpayers are the primary revenue source for the stormwater system. Other sources of funding include grants for stormwater treatment projects and green infrastructure stormwater improvement projects.

375 Totten Pond Road
Suite 102
Waltham, MA 02451

Phone: 781-454-5271

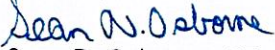
Fax: 888 890-4756

www.osd-ec.com

The proposed 2.2% increase to the DPW-Highway Division budget will have minimal impact on the town tax rate.

If you have any questions, please do not hesitate to contact our office.

Kind regards,



Sean D. Osborne, PE
Principal

Table of Contents

Section 1	Introduction.....	1
Section 2	Asset Analysis.....	2
Section 3	True Cost of Service.....	6
Section 4	Community Outreach Plan.....	8
	Controlling Water Flow.....	8
	Level of Service Goals and Performance Measures.....	9

Appendix A Culvert Project Sheets from Meredith 2026-2031 CIP

Appendix B Stormwater Control Measures Handbook - DRAFT

Appendix C The Vortechs® System

Section 1 Introduction

The Meredith Public Works Highway Division operates a stormwater collection system which primarily serves the downtown area. The highway division also maintains approximately 180 miles of ditch lines and numerous check dams along steep grades to control water flow.

The stormwater collection system consists of approximately 6.3 miles of stormwater mains in Meredith Village, the commercial hub of the town. These mains are typically short connections between the town’s 480 catch basins, 85 drop inlets and hundreds of stormwater outfalls.

The Meredith Public Works Department received a grant from the Clean Water State Revolving Fund at NHDES to complete a stormwater asset management plan for the stormwater assets near the main hub area of Meredith near Meredith Bay and Waukegan Lake: drain manholes, catch basins, stormwater mains, and culverts.

During the completion of this plan, we scheduled a meeting with the public and town decision makers to develop Level of Service goals and to answer the core asset management questions:

1. What is the current state of the assets?
2. What is the required, sustained level of service?
3. Which assets are critical to sustained performance?
4. What is the best “minimum life cycle cost” capital improvement plan, and operation and maintenance strategies?
5. What is the best long-term financing strategy?

OSD trained public works staff to use CivicPlus, formerly known as Beehive Industries, asset management software to update and add new assets to the asset management program. User guides were also provided for reference and training of additional stormwater asset management team members.

We also reviewed the highway division budget and provided recommendations.

The Meredith Public Works Department also developed its vision statement and updated its mission statement during the development of the asset management plan.

Vision Statement	Mission Statement
To be an efficient utility that addresses the stormwater needs of the community while protecting its water resources.	The Meredith Highway Division is committed to reducing the non-point source pollutant discharges from the storm sewer system to maximum extent practical, protect water quality, and satisfy the water quality requirements of the Clean Water Act.

Section 2 Asset Analysis

The Meredith stormwater system is composed of catch basins, drop inlets, stormwater mains and cross culverts.

The Meredith stormwater collection system includes

- 480 Catch Basins
- 85 Drop Inlets or Curbside Gutters
- 6.3 miles of Stormwater Mains in the Village area
- 1800+ Cross Culverts
 - 85% HDPE
 - 10% corrugated metal pipe
 - 5% concrete drainpipe
- 180 miles of Ditch Lines and numerous Check Dams along steep grades to control water flow
- 2 Vortechs Stormwater Treatment Systems on Pleasant Street near Meredith Landing

The highway division has snow pickup and pushback protocols that are employed throughout the winter to ensure that catch basins and drop inlets are available to capture the excessive water flow caused by heavy rains and spring thaw. The maintenance of the ditch lines on gravel roads at the end of the winter season is required to ensure effective control of excessive water flow caused by spring thaw and heavy rains.

Each of the stormwater system's assets requires routine maintenance and rehabilitation to extend its useful life. There are two maintenance programs which are deployed during warmer weather: annual catch basin cleaning and monthly street sweeping.

Catch Basin Cleaning

Catch basins and drop inlets are essential components of the town's stormwater management system. They prevent flooding and water damage by capturing excess rainwater and directing it away from roads and properties. They also protect the water quality of local rivers, lakes and streams by trapping debris, sediment and other pollutants before they enter the stormwater system and discharge at the outfalls into the local waterbodies.

Each catch basin and drop inlet is inspected annually by the catch basin cleaning contractor after the accumulated debris and sediment are removed from the sump and the interior walls have been cleaned by a high-pressure water jet. Members of the highway department review the inspection reports and repair, rehabilitate or replace this asset as required. The material for this work is routinely restocked by highway division personnel.

Regular cleaning of the catch basins can extend the lifespan of the stormwater management system. The risk of damage to pipes and other infrastructure components is reduced when clogs and blockages are prevented.

We recommend increasing the frequency of catch basin cleaning and Vortechs stormwater treatment system maintenance to twice a year to ensure that the catch basins continue to play their role in protecting the water quality and the health of the aquatic ecosystems of Meredith Bay and Lake Waukewan.

The current budget for account number 4521-01-047, Catch Basin Cleaner, is \$30,000. We recommend increasing this account to \$50,000.

Street Sweeping

Meredith has a town-wide street sweeping program that is implemented every year. The street sweeping program begins each spring with the removal of sand, salt and debris left behind after winter. Meredith's crews continue to sweep the town owned paved roads, sidewalks, traffic islands, and drop inlets on a monthly basis from May to October.

Similar to catch basin cleaning, street sweeping prevents flooding and water damage, protects water quality and extends the useful life of stormwater assets by reducing the amount of sand and debris that can clog and block drop inlets and can fill catch basin sumps.

To help keep the roads clean and safe during peak usage and to potentially decrease infrastructure repair, we recommend that street sweeping be increased to biweekly from June to August.

The current budget for account number 4573-01-047, Street Sweeping, is \$35,000. We recommend increasing this account to \$50,000.

Outfall Dredging

Lake Waukewan and Meredith Bay have outfalls that are owned and maintained by private property owners, the state of New Hampshire or the Town of Meredith. A stormwater outfall is the point where a storm drain system, whether pipes, ditches, or channels, discharges runoff to a receiving water such as a stream, wetland, or lake. Simple cross-road culverts, which only pass flow beneath a roadway, are not outfalls.

Stormwater outfalls require routine inspection and maintenance. We recommend that the Highway Division increase the level of inspection and maintenance of the outfalls that discharge into Meredith Bay and Lake Waukewan by using the CivicPlus software to add asset ownership and assessment data and maintenance recommendations. The maintenance work would include clearing debris, managing vegetation, and repairing damaged armoring to maintain capacity and limit scour.

Additional funding is required for the maintenance of these outfalls. A \$10,000 line item for outfall dredging is recommended to improve water quality and channel capacity.

Catch Basins and Drop Inlets

The catch basins and drop inlets were generally found to be in average to excellent condition. This is due to the annual inspection and repair or replacement work that is done in conjunction with the catch basin cleaning.

Cross Culverts

The HDPE and concrete cross culverts were generally found to be in average to excellent condition. The corrugated metal cross culverts were found to be in poor to good condition and at the end of their useful life. The highway department annually replaces 5 to 20 corrugated metal cross culverts as part of their annual roadway improvement program.

Large Culverts

The Highway Division has proposed the replacement of four large culverts as part of the town’s capital improvement plan. It is intended for these projects to be funded based upon the level of criticality determined by this asset management plan.

Project Name	Operating Condition	Consequence of Failure	Probability of Failure	Critical Level	Priority
Chase Road Box Culvert	Fair	Major (8)	Low (2)	16	2
Jeness Hill Rd Box Culvert	Good	Major (8)	Low (2)	16	3
Leavitt Park Rd Culvert	Good	Minor (4)	Low (2)	8	4
Plymouth St Box Culvert	Poor	Moderate (6)	Moderate (3)	18	1

The culvert project sheets from the 2026-2031 Town of Meredith Capital Improvement Program are in Appendix A.

Based upon the criticality, we recommend that the funding year for the Plymouth Street Box Culvert be moved from 7 to 10 years to 4 to 6 years.

Highway Division Staff

Town staff are a critical asset. Per EPA, “For systems to properly implement an asset management program, it is first important for staff to be knowledgeable about the system and its operations.”

The highway division has a robust asset maintenance program. This continuous maintenance program has the staff required for stormwater maintenance and replacement. The Meredith Public Works Department is working with FB Environmental Associates to develop a Municipal

Stormwater Control Measures Handbook to increase standardization of work and to improve onboarding training. ***A copy of the draft Stormwater Control Measures Handbook is included in Appendix B.***

We recommend that the training budget be maintained to ensure that the Department of Public Works continues to employ at least three (3) Certified Culvert Maintainers. Certified individuals may maintain, repair, replace, or modify culverts up to a maximum diameter of 48", or the hydraulic equivalent without prior DES permit. These maintained culverts must be able to pass flow without causing damage to upstream or downstream properties. The certified culvert maintainers are required to ensure that all performed culvert maintenance is in accordance with NHDOT Best Management Practices for Routine Roadway Maintenance.

It is important to note that Certified Culvert Maintainers are required to file a routine roadway permit before performing work on culverts with a history of overtopping, before performing work on double culverts regardless of diameter, before completing any slip lining or other methods which reduce the diameter of the culvert, and before performing any work on historical culverts.

Section 3 True Cost of Service

The highway division budget should reflect the true cost of operating and maintaining the town's stormwater system that protects property from flooding, preserves water quality in the Lakes and Rivers of Meredith, supports tourism and recreational opportunities, enhances economic and residential development, and helps create a prosperous and thriving environment with sustainable water resources.

The revenues generated by the municipal tax rate should be high enough to cover the full cost of operating and maintaining the stormwater collection system, with a minimum of a 10-year planning horizon.

A planning horizon of ten years allows the highway division to avoid the high costs of deferred maintenance by budgeting for regular infrastructure upkeep, to justify debt acquisition, and to educate customers and decision makers about the stormwater system's financial needs.

To assess the full cost of operating and maintaining the stormwater system, this plan considered the costs associated with

1. Capital needs, including planning, design, and construction;
2. Debt service;
3. Administration (including management and customer service);
4. Regulatory compliance, permitting, and reporting expenses;
5. Staff salaries, pensions, benefits, training, and professional development;
6. A community outreach program

Investments in preventative maintenance provide the following benefits:

- Fewer accidents
- More efficient operation / service
- Fewer unexpected breakdowns
- Less reactive maintenance
- Better understanding of how your assets are aging
- More sustainable infrastructure

In November 2025, the Meredith Selectboard voted to set the tax rate at \$10.62 per thousand, a 3.51% increase over the previous year. This tax rate is intended to meet the 2025 tax commitment of approximately \$41.5 million. The tax commitment is the sum of the municipal appropriation (\$13.5 million), the county apportionment (\$4 million), the local education tax effort (\$19.5 million) and the state education tax effort (\$4.7 million).

The town's capital plan is included in this budget. The Meredith Management Team and the Capital Improvements Committee have worked collaboratively to develop a multi-year,

comprehensive Capital Improvement Plan (CIP). This CIP includes the culvert stormwater assets. Those assets were assessed and prioritized as part of this asset management plan.

The Meredith Public Works Department consists of four divisions: highway, solid waste, buildings & grounds and cemetery. The highway division is responsible for road maintenance, paving, chip seal, drainage, brush cutting, road reconstruction, grading and ditching, catch basins, sweeping, sidewalk maintenance, plowing and sanding, road dust proofing, culvert pipe installation, and road and public safety signage. The highway division has mechanics who maintain, repair, and service all town vehicles.

Most of the stormwater operations and maintenance budget is included in the highway division budget. We recommend that the highway division budget of \$3.5 million be increased by \$77,500 to meet the recommendations and capture the true cost of operating and maintaining the stormwater system. This includes a new budget line item of \$30,000 for engineering inspections of culverts and bridges; a new budget line item of \$10,000 for outfall dredging; increasing the catch basin cleaning and Vortechs maintenance budget from \$30,000 to \$50,000; and increasing the street sweeping budget from \$37,500 to \$50,000.

The proposed 2.2% increase to the DPW-Highway Division budget will have minimal impact on the town tax rate.

Projected Requirements

There are no new projected increases beyond the 2.2% recommended above and the Main Street rehabilitation project. The 15-in corrugated metal stormwater mains on Main Street should be replaced in conjunction with the Main Street rehabilitation project. The scope of work would include replacing all stormwater infrastructure from Route 3 to Waukewan Street.

Useful Life

The Meredith Highway Division is implementing a proactive, continuous maintenance program for all its assets. The proposed changes to the highway division budget ensure that proper maintenance is adequately funded. Proper maintenance can extend the estimated useful life of the stormwater assets. The estimated useful lives of capital assets are

<u>Capital Asset Types</u>	<u>Useful Life (years)</u>
Buildings	50
Machinery and Equipment	5-20
Corrugated Metal Drainpipe	15-50
Catch Basins	20-50
HDPE Drainpipe	100
Vehicles	5

Section 4 Community Outreach Plan

The Town of Meredith stormwater system is operated in a professional manner, and the operators are very knowledgeable of the components and operation of the stormwater system. The system continues to protect the environment and protect property from flooding. Nevertheless, the public does not understand the value of the stormwater system and the investment needed to preserve water quality in the lakes and rivers of Meredith, to support tourism and recreational opportunities, to enhance economic and residential development, and to help create a prosperous and thriving environment with sustainable water resources.

To improve the public's understanding, we recommend that the Meredith Department of Public Works work with the town webmaster to add a Controlling Water Flow section to the department website.

Controlling Water Flow

We propose that the Controlling Water Flow section includes information about ditch line projects and check dam improvements, and photos of inhouse catch basin repair and culvert replacement.

The goal is to have each project notice include a tag line and a graphic or project photo.

- ***Out with the old. In with the new.***
- ***New infrastructure installed to improve water quality and protect the ecosystem***
- ***Another system improvement completed in-house by the Meredith Highway Division.***

We also recommend that the Department of Public Works coordinate with the Lake Winnepesaukee Alliance to develop and cohost public education and outreach events around assets like the two Vortechs stormwater treatment systems that protect the water quality in Meredith Bay.

See Appendix C for information on the Vortechs stormwater treatment system.

Additionally, we recommend that the Department of Public Works continue to work with the Lake Waukegan Watershed Advisory Committee to educate the public on green infrastructure initiatives such as the grant for a raingarden near the Lake Waukegan public boat launch.

Collectively this work will be used to more effectively communicate the Level of Service goals to the public.

Level of Service Goals and Performance Measures

Level of Service Goal	Performance Measure
Respond to catch basin backups within 8 hours 100% of the time.	Review work orders monthly.
Employ and fund certification training for at least three (3) certified culvert maintainers.	Review licenses annually.
Expand annual catch basin and vortex cleaning program to twice a year to improve runoff control and to improve downstream water quality.	Annually review the Meredith Bay Watershed Management Plan
Continue ditch line and culvert inlet and outlet maintenance program to keep roads passable at least 95% of the time	Review work orders monthly.
Communicate the importance of proper pet waste disposal for surface water quality.	Review and update website and other public interactions quarterly
Communicate the importance of culvert & ditch maintenance for flood control.	Review and update website and other public interactions quarterly


Appendix A

Culvert Project Sheets from Meredith 2026-2031 CIP

Project Name: Plymouth St. box culvert		Department: Public Works Highway Dept.		Submitted by: Craig Hale		Date: 8/12/25				
Priority:	Untouchable	High	Low	Committed	x	On the Radar				
Project Description: This box culvert is located under the North end of Plymouth St. It is built with cement and										
Drainage Information:										
age	material	cement	pipe length	40'						
pipe condition	medium	paved	pipe size							
Justification (improving current town programs or operations, life safety/health, etc): This box culvert will need to be replaced within a 15 year time, possibly sooner. Regular inspections are done at this time to assess its conditions.										
Impact of Cancelled or Delayed: no impact currently if delayed. regular inspections occur to follow its conditions										
Funding:	Percentage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7-20	Totals	Annual Estimated Operating Costs
ETF		0	0	0	0	0	0	0	0	Personnel
GF Taxation	100.00%	0	0	0	0	0	0	450,000	450,000	Maintenance
Grant		0	0	0	0	0	0	0	0	Operations
Enterprise Fund		0	0	0	0	0	0	0	0	Total
Lease Purchase		0	0	0	0	0	0	0	0	0
Long Term Debt		0	0	0	0	0	0	0	0	
Fund Balance		0	0	0	0	0	0	0	0	Estimated Sale Value of Replaced Asset
Town Trust		0	0	0	0	0	0	0	0	[description]
Other		0	0	0	0	0	0	0	0	[description]
	100.000%							450,000	450,000	0

Picture(s)



Project Name: Leavitt Park Road culvert		Picture(s)											
Department: Public Works Highway													
Submitted by:	Craig Hale	Date:	8/12/25										
Priority:	Untouchable	High	Low										
	Committed	Medium	x	On the Radar									
Project Description:													
Galvanized pipe under Leavitt Park rd. This pipe is showing signs of deterioration on the bottom													
Drainage Information:													
age	material	galvanized	pipe length	40'									
pipe condition	road type	paved	pipe size	36"									
Justification (improving current town programs or operations, life safety/health, etc):													
To prevent any safety hazard on the paved road surface caused by the pipe deteriorating, replacement would be necessary.													
Impact of Cancelled or Delayed:													
none as of yet													
Funding:	Percentage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7-20	Totals	Annual Estimated Operating Costs			
ETF		0	0	0	0	0	0	0	0	Personnel			
GF Taxation	100.00%	0	0	0	0	90,000	0	0	90,000	Maintenance			
Grant		0	0	0	0	0	0	0	0	Operations			
Enterprise Fund		0	0	0	0	0	0	0	0	Total	0		
Lease Purchase		0	0	0	0	0	0	0	0				
Long Term Debt		0	0	0	0	0	0	0	0				
Fund Balance		0	0	0	0	0	0	0	0				
Town Trust		0	0	0	0	0	0	0	0				
Other		0	0	0	0	0	0	0	0				
	100.00%					90,000		0	90,000	Estimated Sale Value of Replaced Asset			
										[description]			
										[description]	0		
										TRUE 90,000			

Project Name: Department: Submitted by: Priority:				Jenness Hill Road box culvert Public Works Highway							Picture(s)	
Craig Hale		Date:	8/12/25	High		Low	On the Radar		x			
Untouchable	Committed	High	Low	Medium		On the Radar		x				
Project Description:												
Box culvert under Jenness Hill rd on the East end near the highway garage. The box culvert is an old stone walled culvert with cement decking with pavement over the top of the decking. The culvert width is a little short of covering the full width of the road which creates a narrow spot on the travel way. The cement decking is showing signs of age and the box culvert should be replaced at some point. The box culvert has town water that is piped through it as seen in the picture.												
Drainage Information:												
age	material	stone/cement	pipe length	40'								
pipe condition	road type	paved	pipe size									
Justification (improving current town programs or operations, life safety/health, etc):												
A longer culvert would provide a better, safer area of the road, as it is very busy with transfer station traffic.												
Impact of Cancelled or Delayed:												
currently no impact if delayed.												
Funding:												
ETF	Percentage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7-20	Totals	Annual Estimated Operating Costs		
GF Taxation	100.00%	0	0	0	0	0	0	0	0	Personnel		
Grant		0	0	0	0	0	0	400,000	400,000	Maintenance		
Enterprise Fund		0	0	0	0	0	0	0	0	Operations		
Lease Purchase		0	0	0	0	0	0	0	0	Total	0	
Long Term Debt		0	0	0	0	0	0	0	0	Estimated Sale Value of Replaced Asset		
Fund Balance		0	0	0	0	0	0	0	0	[description]		
Town Trust		0	0	0	0	0	0	0	0	[description]		
Other		0	0	0	0	0	0	0	0		0	
	100.00%							400,000	400,000			

Appendix B

Stormwater Control Measures Handbook

MUNICIPAL STORMWATER CONTROL MEASURES HANDBOOK

May 2026



BLANK

MUNICIPAL STORMWATER CONTROL MEASURES HANDBOOK

May 2026

Developed by
FB Environmental Associates



Developed for
Meredith, New Hampshire Public Works Department



TOWN OF
MEREDITH

BLANK

TABLE OF CONTENTS

Road Shape	1
Unpaved Road Material	2
Ditches	3
Urban Erosion Control Options	4
Rural Erosion Control Options	5
Special Locations	6
Resources	8

ICON KEY

Maintenance level



Low maintenance - Generally set it and forget it; annual inspection only.



Moderate maintenance - Annual inspection; maintain before/after large storm events; moderate labor level.



High maintenance - Inspect regularly; maintain before/after large storm events; requires more intensive labor.

Slope



Low slope - Stormwater control good for shallow slopes only.

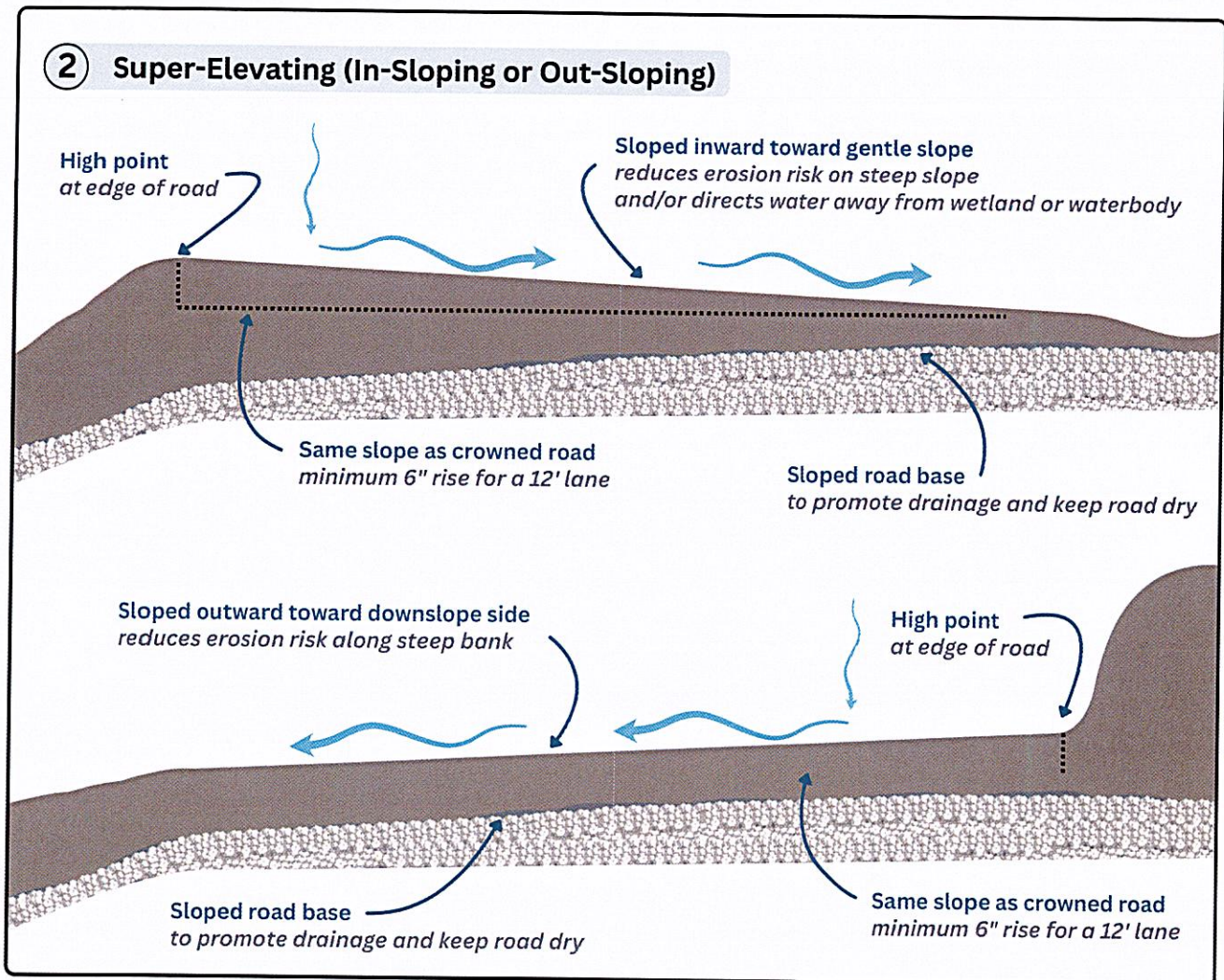
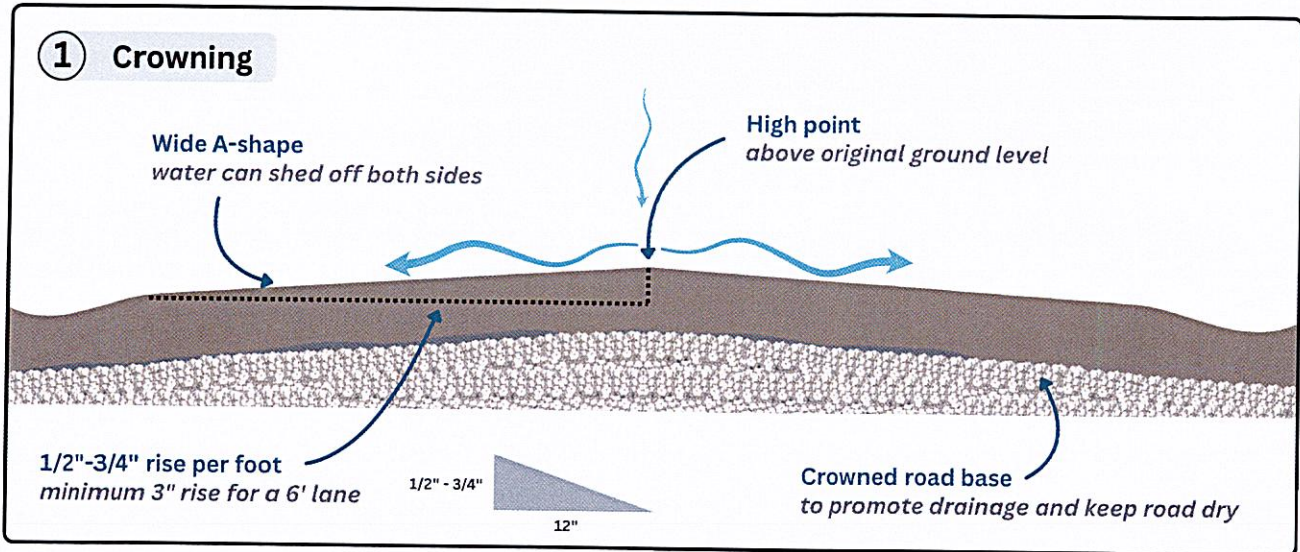


Moderate slope - Stormwater control good for up to moderate slopes.



High maintenance - Stormwater control good for up to steep slopes.

ROAD SHAPE



Note: Curves should always be in-sloped for safety. Graphics exaggerated for emphasis.

ROAD MATERIAL

unpaved roads only

Selecting the proper material for an unpaved road surface is critical to minimize erosion and maintenance and maximize safety. There are two pieces to road material selection:

1 Base

- ✓ Above groundwater table.
- ✓ At least 18" of angular gravel.
- ✗ No fines - fines in the base layer will cause clogging and poor drainage under the roadway, leading to a soft road which is susceptible to rutting, washboarding, and erosion.
- ✗ No round material (more likely to roll out).



A road should be like a house:

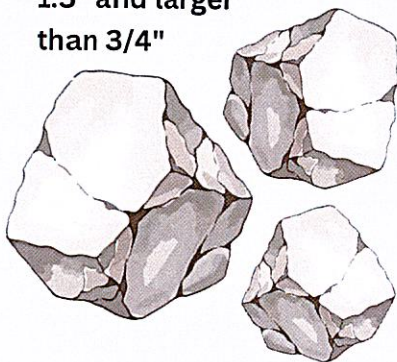
- A strong foundation to provide support.
- A roof that sheds water to keep the inside dry.

-Russ Lanoie, A Ditch in Time

2 Surface

A mix of coarse and fine materials is required - coarse material for stability and integrity, and fine material to fill the holes and “glue” it all together, promoting water runoff and reducing dust. Material should be tested through a sieve and have the following mix:

~20% is smaller than 1.5" and larger than 3/4"



~33% is smaller than 3/4" and larger than #4



~25% is smaller than #4 and larger than #16



~10% is smaller than #16 and larger than #200



~12% is smaller than #200



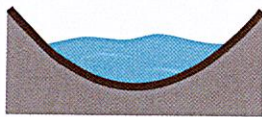
Note: Can use reclaimed asphalt (3-4 inch surface layer)

DITCHES

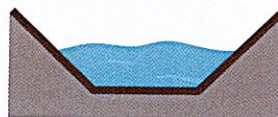
If stormwater can sheet flow off into the woods or a vegetated area, don't use a ditch - it will just create unnecessary concentrated flow!

① Shape

Preferred shapes



Parabolic



Trapezoidal

Preferred slope



4:1 to 3:1

Anything steeper than this risks erosion, requiring stabilization and more maintenance.

② Stabilizing



Vegetated *Preferred*

- Vegetate with grass or other native species. Plants with deep and complex root structure will be more effective at stabilization.
- Deter from using fertilizer - only use if necessary and never within three days of a rain storm.
- Keep roadside mower as high as possible (at least 3").
- Can pair with **terracing** or bank benches on steep slopes to provide planting "shelves". Can also pair with erosion control blanket to stabilize ditch while vegetation establishes

Riprap -

- Three layers to a riprapped ditch: 1) Drainage layer: 6-inch layer of clean drainage sand, gravel, or pea stone. 2) Filter blanket: Nonwoven geotextile fabric layed over drainage layer. 3) Riprap layer: Angular stone of varying sizes to promote locking. NO round stone.

Erosion Control Blanket

- Slows down water flow, protects from erosion, and promotes vegetative growth. Can be used to stabilize ditches while vegetation grows or to stabilize steep slopes.
- Ensure firm and continuous contact between blanket and soil. Always seed bare ground under blanket (e.g., with hay mulch).

Geotextile Matting

- Non-woven geotextiles recommended. Overlap 1-2 feet if multiple used. Key 6-12 inches into top of bank to prevent slipping. Clear surface of protruding rocks before installing.
- Use in tandem with rip rap to prevent undercutting with rip rap.

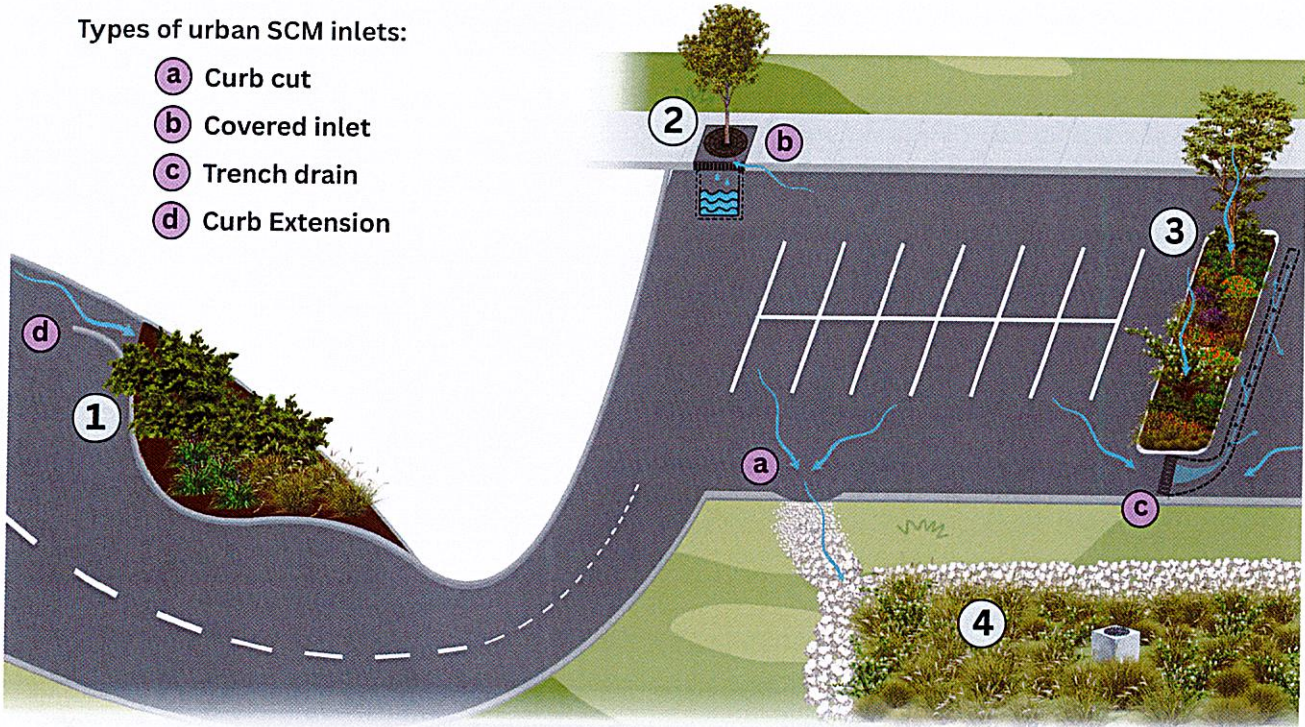
EROSION CONTROL OPTIONS

Urban

Stormwater controls can add aesthetic to urban streets while protecting waterbodies from pollution. It is recommended to engage volunteers, such as a local gardening club or watershed association, to help maintain plantings. Ensure native vegetation is used. Grade streets and parking lots to direct stormwater to control device.


Types of urban SCM inlets:

- (a) Curb cut
- (b) Covered inlet
- (c) Trench drain
- (d) Curb Extension




1 Bump Out ✖️ ▲

- Captures stormwater from street and infiltrates through vegetation.
- Curb contains a grate to let stormwater into the bumpout.
- Pair with a curb extension inlet.




2 Tree Filter ✖️ ▲

- Captures and infiltrates stormwater from street, parking lot, and/or sidewalk.
- High water quality treatment performance.
- Requires periodic replacement of vegetation and inspection for trash accumulation and infiltration capacity.




3 Rain Garden ✖️ ▲

- Captures and infiltrates stormwater from street or parking lot - Can be placed in parking lot with grates in curbing or in lawn area.
- Requires periodic pruning of vegetation and inspection for clogging, proper water routing, and rodent burrowing.



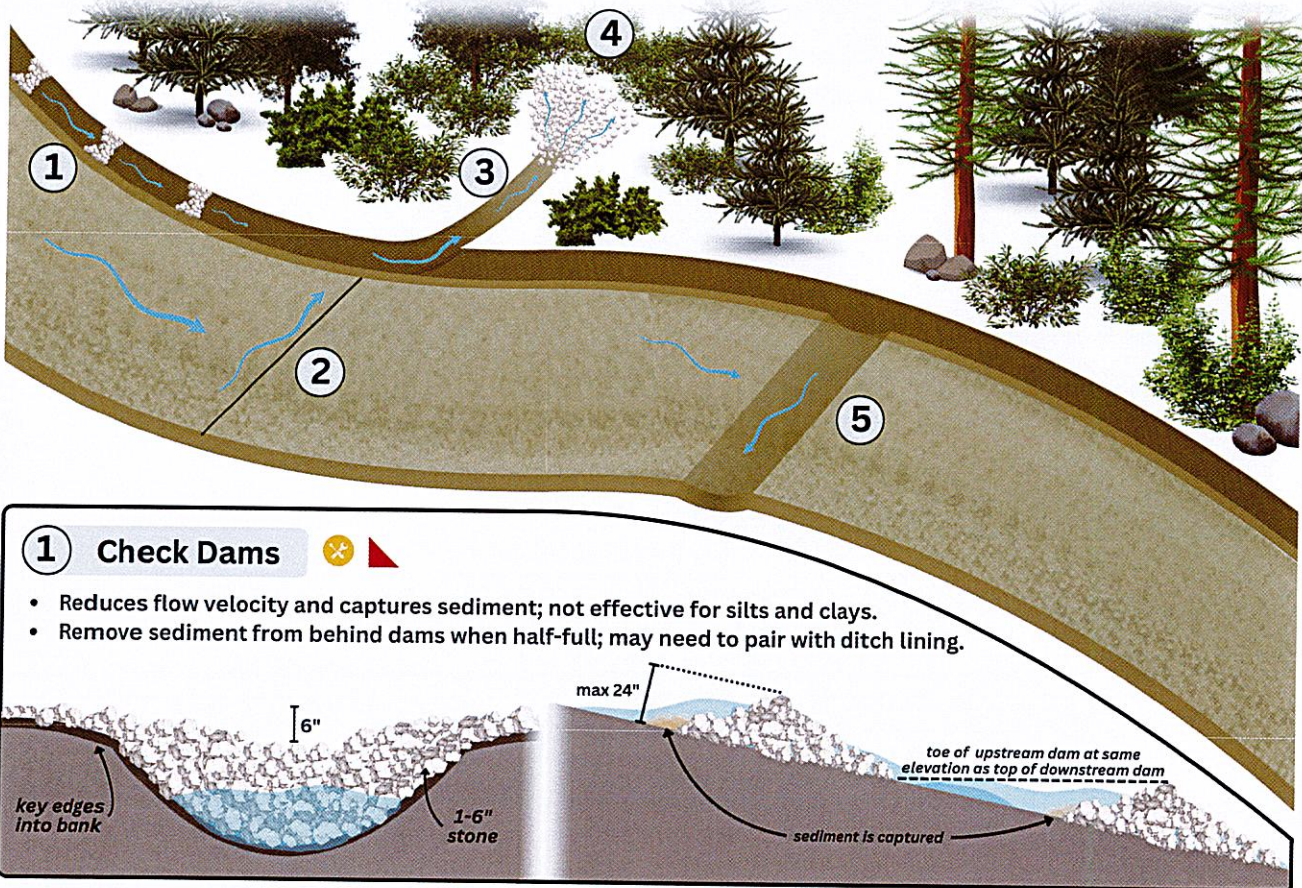
4 Vegetated Swale or Gravel Wetland ✖️ ▲

- Captures and infiltrates stormwater from street or parking lot. Place in lawn area adjacent to paved surface.
- Direct stormwater to swale via catch basin or divet in curb.
- Include overflow piping.
- Requires periodic pruning of vegetation.



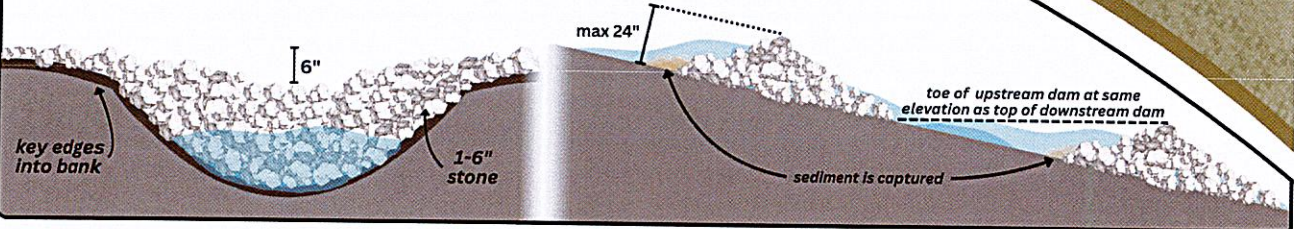
EROSION CONTROL OPTIONS

Rural



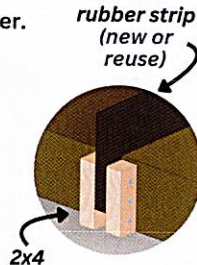
1 Check Dams

- Reduces flow velocity and captures sediment; not effective for silts and clays.
- Remove sediment from behind dams when half-full; may need to pair with ditch lining.



2 Rubber Razor

- Directs runoff to shoulder.
- Flexible rubber can be driven over.
- Flag so plows can lift over.
- Stabilize outlet with vegetation or riprap.
- Install at 30° angle to the road.



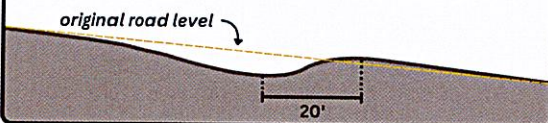
3 Turnout

- Directs runoff from ditch into wooded or otherwise stable area. Never direct turnouts to surface waters or other drainage ditches
- Flare outlet and armor with level spreader and/or vegetation.
 - Place periodically along ditch to lessen flow accumulation.
 - Remove sediment periodically.



5 Broad-based Dip

- Directs runoff to shoulder.
- Flag so plows can lift over.
- Good for lower-traffic roads.



4 Level Spreader

- Disperses channelized stormwater to sheet flow.
- Hand lay 4-6" crushed, angular stone or riprap with a flared end section.
- Use in any area where stormwater outlets, including turnouts.



SPECIAL LOCATIONS

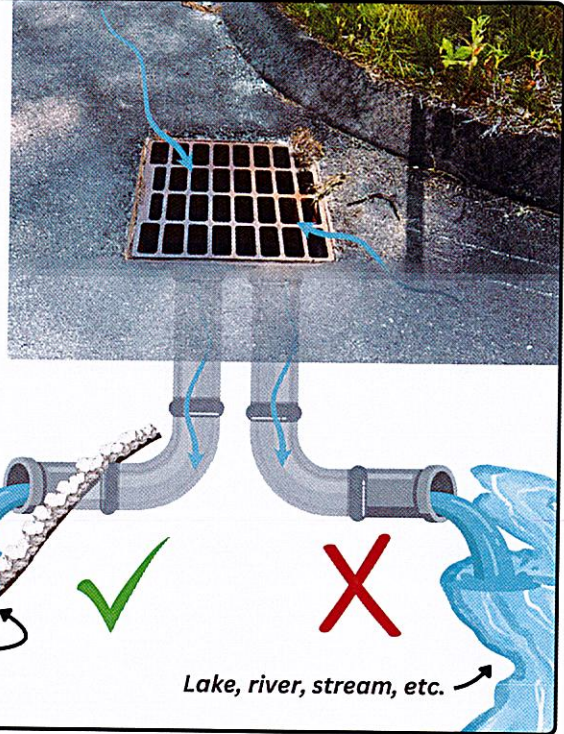
Some areas require a tailored approach

1 Catch Basins

Water that enters catch basins is typically piped directly to surface waters, transporting pollutants to the lake.

The solution: pipe to an infiltration area instead.

- Ensure infiltration area is away from the road so the road does not flood.
- If there is lots of sediment transport to a particular catch basin, install a silt sock to catch sediment. Check silt sock regularly and clean as needed.



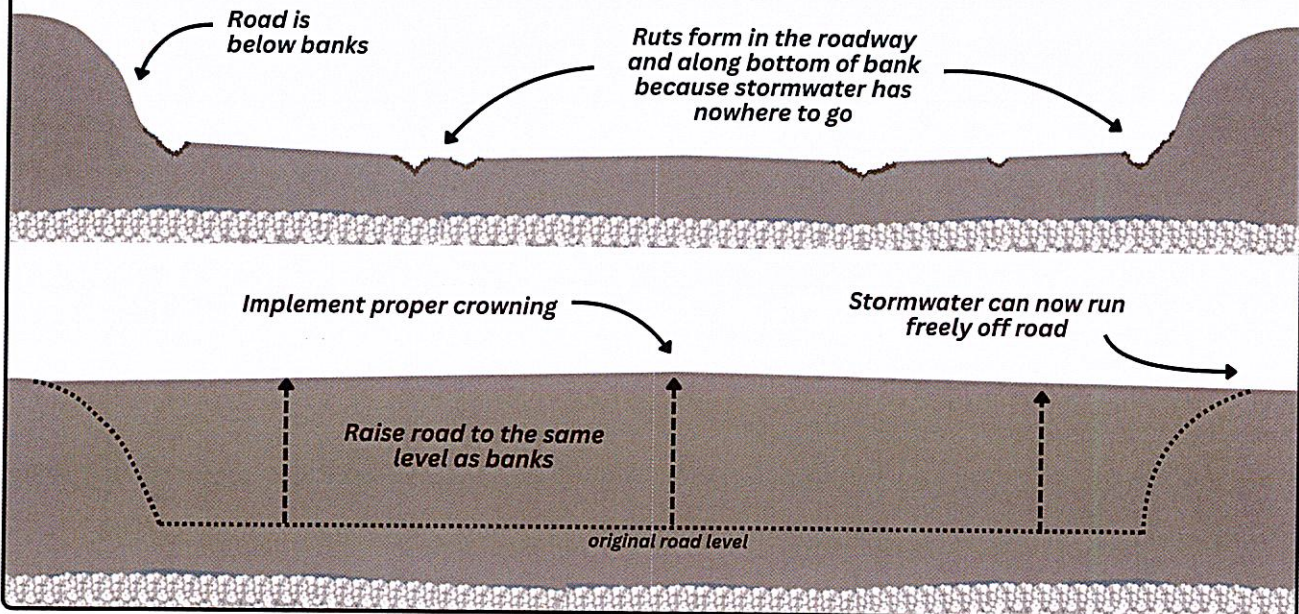
Infiltration area stabilized with vegetation or riprap*

Lake, river, stream, etc.

* Infiltration area can be a vegetated swale, vegetated filter strip, gravel wetland, plunge pool, or deep sump catch basin.

2 Inverted/Sunken Road

Inverted roads act as a big ditch and are a recipe for erosion. **The solution: raise the road.**



Road is below banks

Ruts form in the roadway and along bottom of bank because stormwater has nowhere to go

Implement proper crowning

Stormwater can now run freely off road

Raise road to the same level as banks

original road level

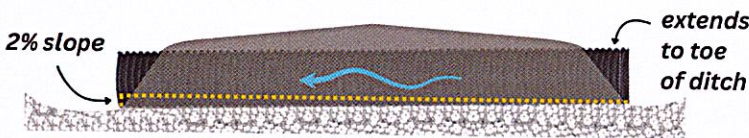
SPECIAL LOCATIONS

continued

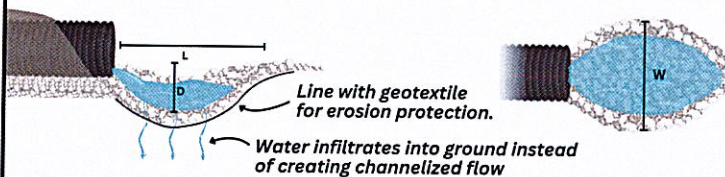
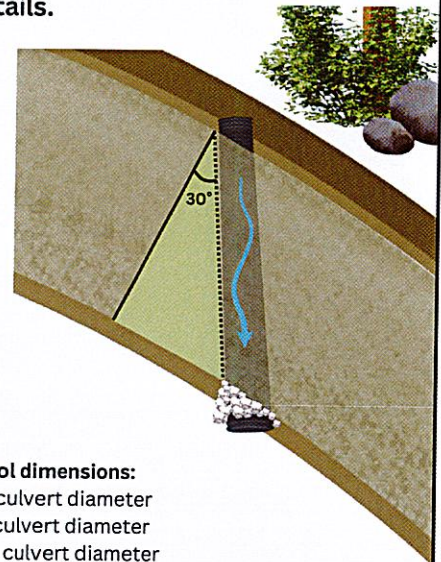
Some areas require a tailored approach

3 Culverts *Referring to non-stream crossing culverts**

- Install culvert at a 2% vertical slope and 30-35 degree downslope from the road's perpendicular line. Length should extend toe to toe of the ditch.
- The most common culvert failure is due to lack of proper compactin around the culvert. See the gravel road maintenance manual page 57 for more details.



- Stabilize the inlet and outlet with vegetation (shallow slopes) or riprap (steeper slopes). See page 7 for more details on ditch stabilization.
- Culvert should always outlet to vegetated or otherwise armored areas (e.g., level spreader). Another outlet option to encourage infiltration is a plunge pool:



Plunge pool dimensions:
Depth: 1x culvert diameter
Width: 2x culvert diameter
Length: 4x culvert diameter

- Inspect regularly to ensure they are clear of debris.
- On steep slopes, more cross culverts can be used to reduce flow reaching singular culvert at the bottom of a slope.

4 Bridges

- Gradually eliminate road crown leading up to a bridge.
- While the bridge should have good drainage itself, stormwater from adjacent roadway should be diverted before reaching the bridge - in other words, the bridge should NOT be the low point of the road.

Road is sloped away from bridge so stormwater does not run into stream.

Low point of road directs stormwater to vegetated or otherwise stable area for infiltration.



**For planning of culverts related to stream crossings, consult NHDES and a qualified engineer. Stream crossings should follow Stream Smart guidelines when upgrading or installing crossings.*

RESOURCES

Below are resources for more information on techniques discussed in this handbook.

Resources

- (1) Gravel Road Maintenance Manual
- (2) Maine Erosion and Sediment Control Practices Field Guide for Contractors
- (3) Protecting Water Resources and Managing Stormwater
- (4) Unpaved Road Standards for Caribbean and Pacific Islands
- (5) Environmentally Sensitive Maintenance for Dirt and Gravel Roads
- (6) Bioretention Design Handbook

Bridges

- (5) page 5-41 - 5-42

Broad-based dip

- (1) page 66-67
- (4) page 41-44

Bump out

- (6) page 6-14

Check dams

- (1) page 48-49
- (2) page 22-23

Culverts

- (1) page 52-63
- (2) page 78-84; 95-98
- (4) page 47-52

Ditch shape

- (1) page 40-42
- (2) page 68
- (4) page 53-56

Erosion control blankets

- (1) page 47
- (2) page 39-40
- (4) page 68

Geotextile matting

- (1) page 47-48
- (2) page 55
- (4) page 60-61

Inlets for urban SCMs

- (6) page 6-6 - 6-32; 7-6 - 7-9

Inverted/sunken road

- (5) page 5-37 - 5-41

Level spreader

- (1) page 50
- (2) page 75-77

Plunge pool

- (1) page 62-63
- (2) page 82-84

Rain garden

- (3) page 40

Riprap

- (1) page 47-48
- (2) page 56-60; 72-73

Roads (shape and material)

- (1) page 20-35
- (2) page 86-88
- (5) page 3-5 - 3-19

Rubber razor

- (1) page 67-68

Terracing

- (2) page 53-54
- (4) page 65-70

Tree filter

- (3) page 41

Turnout

- (1) page 49-51
- (2) page 89-91
- (4) page 67

Vegetation

- (1) page 44-47
- (2) page 44-50; 69-71
- (6) page 9-1 - 9-16

Vegetated swale

*similar items: gravel wetland,
vegetated filter strip*

- (2) page
- (3) page 39
- (6) page 7-3 - 7-5; 10-9 - 10-10

Appendix C

The Vortechs® System

The Vortechs® System

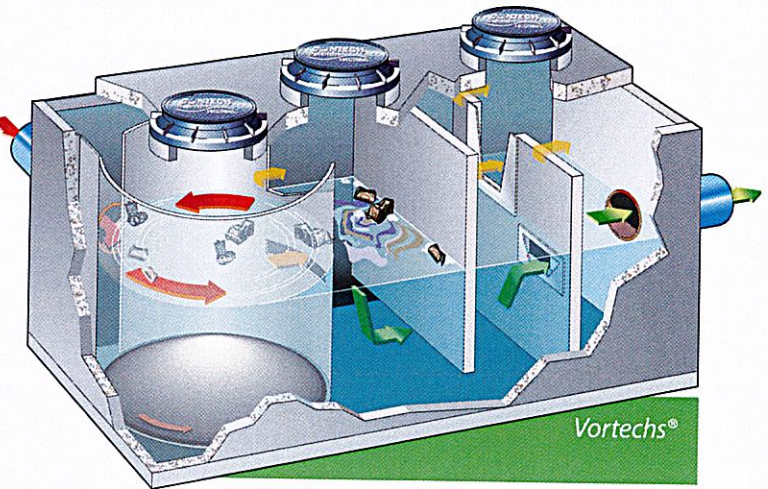
Stormwater Treatment in a Shallow Footprint

Vortechs combines swirl concentration and flow controls into a single treatment unit that captures and retains trash, debris, sediment, and hydrocarbons from stormwater runoff.

The Vortechs system's large swirl chamber and flow controls work together to create a low energy environment, ideal for capturing and retaining particles down to 50 microns.

Vortechs is the ideal solution for sites with high groundwater, bedrock, utility conflicts, or sites with a large volume runoff.

The Vortechs System is approved by the Washington Department of Ecology (GULD) - Pretreatment.



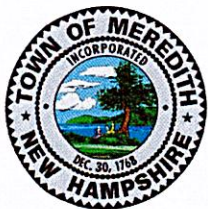
SELECT VORTECHS APPROVALS

- Washington Department of Ecology (GULD)
 - Pretreatment

Learn More:
www.ContechES.com/vortechs

FEATURE	BENEFIT
Large swirl chamber	Fine particle removal down to 50 microns
Shallow profile – Typical depth below pipe invert is only 3 feet.	Can be used on sites with high groundwater, bedrock, or utility conflicts
Unobstructed access to stored pollutants	Fast, easy maintenance

The ideal solution for sites with high groundwater



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Craig Hale, DPW Director

Subject: Styrofoam Recycling

Suggested Motion:

N/A – Informational Workshop Only

Recommendation:

The Town adds recycling of Styrofoam at the transfer station on a regular basis.

Background/Discussion:

DPW is currently discussing the potential implementation of a Styrofoam recycling program in coordination with the Gilford Department of Public Works (DPW). The goal of this effort is to reduce the volume of material entering the landfill by diverting Styrofoam, thereby saving valuable space in the trailers currently hauled for disposal.

This program would involve placing designated collection containers at the Meredith Transfer Station for Styrofoam. These containers would need to be regularly emptied, and the material stored on-site by Meredith town personnel.

In addition, the process would require weekly transportation of the collected Styrofoam from the storage area to Gilford DPW. This would be handled by Meredith staff using a one-ton dump truck. Once delivered, Gilford DPW would process the material as part of their recycling operations.

At this time, there is no financial compensation provided to Gilford for accepting and processing Styrofoam. Their participation is strictly in support of recycling efforts and reducing overall waste.

Town of Meredith Selectboard Agenda Report

I believe this program has the potential to significantly reduce landfill impact while promoting more responsible waste management within the community, and I welcome the opportunity to discuss it further.

Fiscal Impact:

Time and transportation by Town employees
Savings from trash hauling both by volume and weight.

Concurrences:

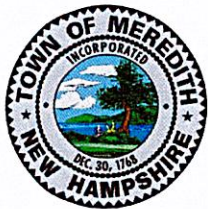
To be determined, as applicable. At this time, we do not know the amount of Styrofoam that will be collected daily.

Alternatives:

1. Continue without recycling Styrofoam
2. Continue to have Rotary with quarterly collection days.

Attachments/Exhibits:

None



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Craig Hale, DPW Director

Subject: Cigarette Recycling Receptacles at Hesky Park & Town Docks

Suggested Motion:

Due to summer season already well underway, we are respectfully asking for a selectboard vote at this meeting vs. waiting until July 13th.

Selectboard member moves, "I move to approve the cigarette recycling receptacles located along the Town Docks parking and one at Hesky Park near Lagos restaurant as recommended by staff, based on the information provided today and presented by Craig Hale (DPW Director)."

Selectboard Chair calls for a second, discussion and vote.

Recommendation:

That the Selectboard reviews and approves the cigarette recycling receptacles to address the concern of cigarette pollution at the town docks and Hesky Park.

Background/Discussion:

A resident who donates a considerable amount of time cleaning up litter at the docks requested that we take a look at options to reduce littering at the Town Docks and Hesky Park. One idea we discussed was installing signage to discourage littering, along with the possible addition of all-metal cigarette receptacles to help manage cigarette waste.

Town of Meredith Selectboard Agenda Report

Currently, there is a noticeable amount of cigarette litter in the area. Some of it comes from people putting cigarettes out near trash cans and leaving them behind, while others appear to be thrown from vehicles. It's common to find anywhere from 100 to nearly 500 cigarette butts located along the parking area of the town docks.

Cleaning this up is very time-consuming, especially since many of the cigarette butts end up scattered in the stones, making them difficult to collect.

While installing dedicated receptacles would likely help reduce this type of pollution, additional signage—particularly during the busy season—could also make a meaningful difference in discouraging littering and improving the overall condition of the area.

Fiscal Impact:

Initial purchase of \$133 per receptacle x (3) = \$399 not including shipping

Concurrences:

Receptacles to be located onsite in spring, summer, and fall months

Alternatives:

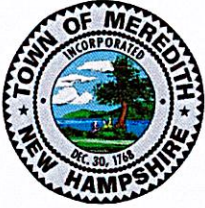
1. No changes
2. Weekly cleanups by staff.

Attachments/Exhibits:

TerraCycle recyclable cigarette receptacles

Town of Meredith Selectboard Agenda Report





Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Chris Janosa, HR Director & Special Projects

Subject: Results of Employee Engagement Survey

Suggested Motion:

N/A – Informational Workshop Only

Recommendation:

Review Employee engagement survey results.

Background/Discussion:

This survey helps us identify areas important to employees in order to implement the 2025 Strategic Goals adopted by the selectboard; specifically, Goal 1 Employee Experience & Engagement with a goal summary of build upon efforts to be known as a premier employer.

Fiscal Impact:

N/A unless suggestions are implemented. The management team will consider and discuss as part of the 2027 budget process.

Concurrences:

This survey assists in the 2025 Goal Setting, Goal 1 Employee Experience and Engagement, Objective 3 Develop a culture that attracts and retains staff through career development and lifestyle amenities such as childcare, flex time, remote work, gym membership etc....

Town of Meredith Selectboard Agenda Report

Pay & Class Study (currently underway) also being considered for implementation in the 2027 budget process

Alternatives:

N/A

Attachments/Exhibits:

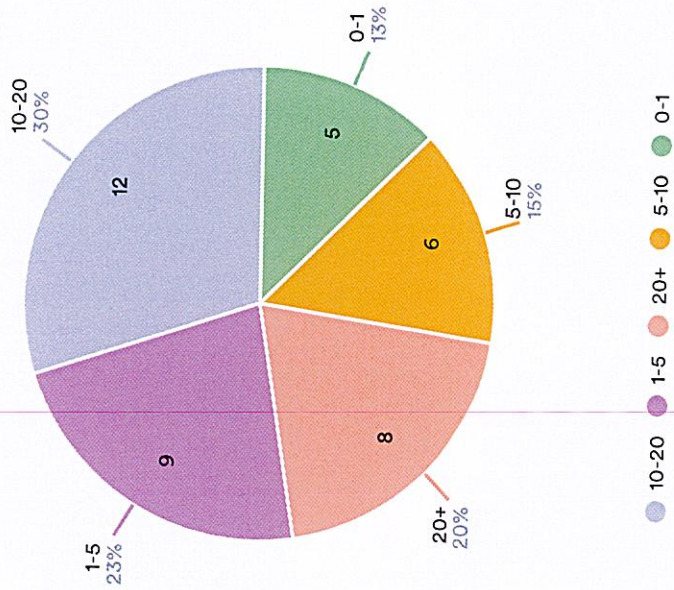
Employee Engagement Survey Results

Employee Engagement Survey

Town of Meredith - May 2026

How many years have you been working for the Town of Meredith?

40 Answers



Employee Engagement Survey

Benefits & Compensation

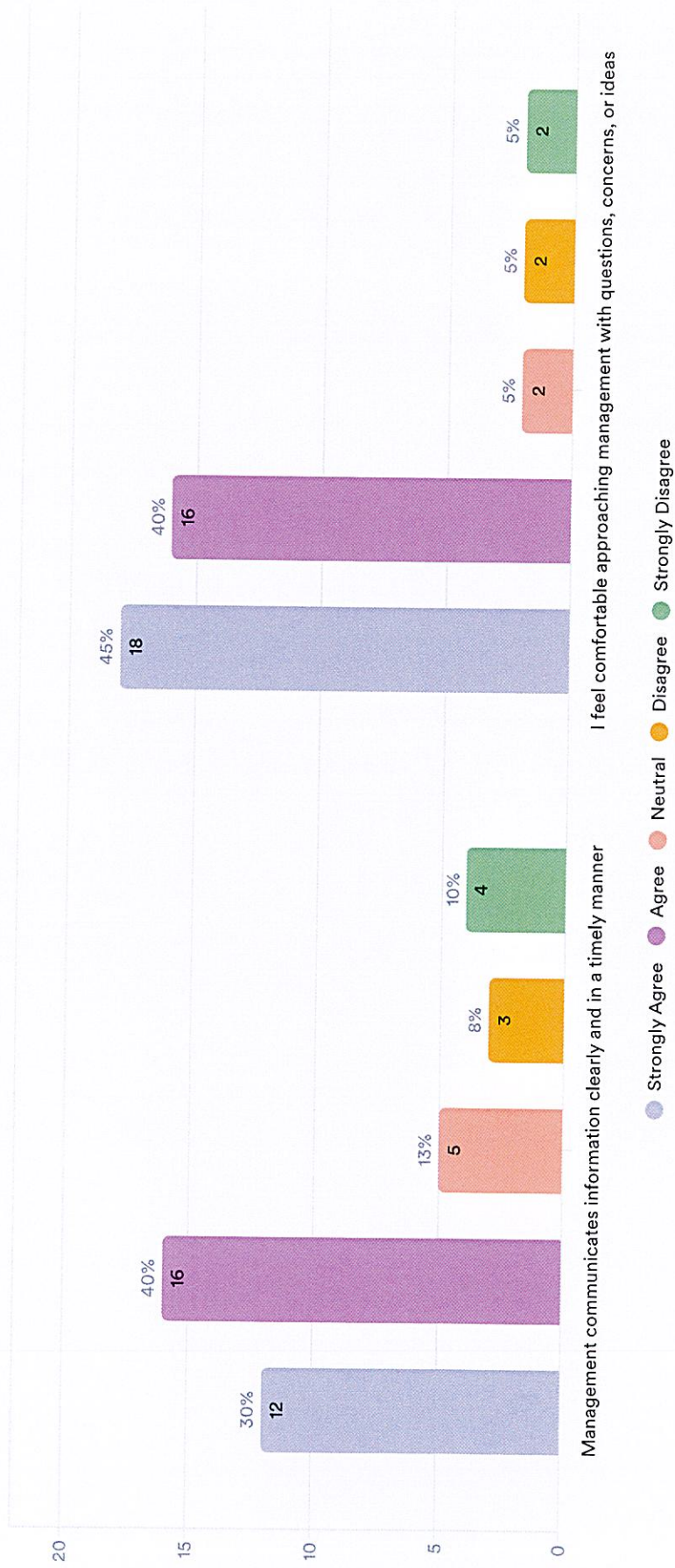
40 Answers



Employee Engagement Survey

Communication

40 Answers



Employee Engagement Survey

Training 40 Answers



Employee Engagement Survey

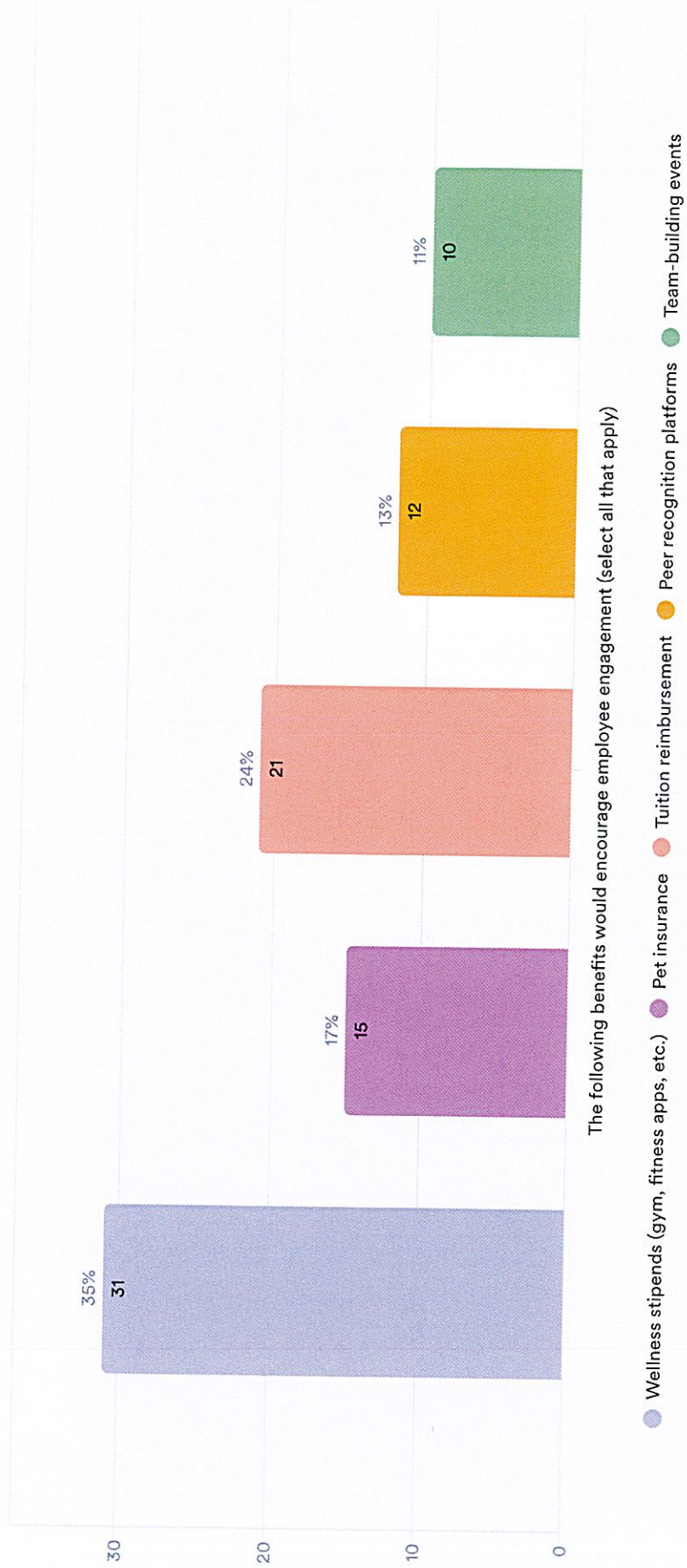
Culture 40 Answers



Employee Engagement Survey

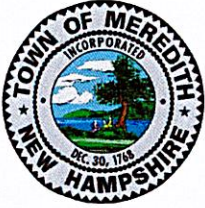
Additional Benefits

0 Answer - 6 Empty



Thank You!

Employee Engagement Survey



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Chris Janosa, HR Director & Special Projects

Subject: Planning & Development Reorganization Update

Suggested Motion:

NA – Workshop Only

Recommendation:

NA

Background/Discussion:

The plan to restructure the Community Development department was discussed at the Select Board meeting on December 8, 2025. A decision was made and the pilot plan was implemented on January 1, 2026 with an 6-month review of the plan. Shortly after the effective date, the Town Manager and I relocated our offices to the Town Hall Annex.

One of the first meetings that occurred was with a group of several local business owners and developers. This group requested to meet with the Town Manager and I to discuss issues they had encountered while trying to conduct business in town. During the meeting it became clear that their issues were with the Conservation Commission and the Fire Department. Following the meeting, several of those in attendance contacted the Town Manager to let her know they didn't realize what the meeting was going to entail and wished they hadn't attended. I've met with and spoken to Scott Powell of the Conservation Commission several times to discuss what the town expects from the Commission; specifically that the Conservation Commission has 30-days from the application date to provide comment to the ZBA and that all requests of the applicant be vetted and approved by the Planning and Development department. The Town Manager will be following up with the Fire Chief to discuss the concerns relevant to his department.

Town of Meredith Selectboard Agenda Report

The Town Manager and I also met with the ZBA Chairman to let him know the Conservation Commission was made aware they have 30 days to provide comment from the application receipt date. If no comments are received during that period, the ZBA should feel free to move forward. We have received no complaints or concerns from the ZBA chair since our earlier discussion. And the Town Manager has received several emails or calls complimenting the department.

The new full-time Planner I position was filled through a promotion leaving the Administrative Assistant position open. The full-time Administrative Assistant was hired and started on March 2nd. She has resigned effective July 1st and recruitment for her backfill has begun.

The short-term rental program is continuing to make progress. The Sr. Planner continues to receive new applications weekly for licenses and many people are seeking special exceptions. The short-term rental committee is going to reconvene starting the week of June 22nd to evaluate the implementation of the licensing program and potential adjustments to the regulation. To date, there have been 25 STR special exceptions from the ZBA.

Moving forward, the Planning & Development department needs a department head that is fluent, knowledgeable, and experienced in land use and planning. My suggestion is for the Town Manager and I to come back to the board at a future meeting with a plan to accomplish this.

Fiscal Impact:

None at this time

Concurrences:

NA

Alternatives:

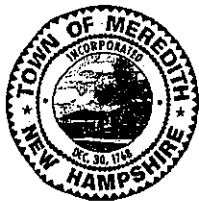
NA

Town of Meredith Selectboard Agenda Report

Attachments/Exhibits:

12/8/25 Selectboard Meeting Link:

<https://www.meredithnh.gov/AgendaCenter/ViewFile/Agenda/12082025-1305>



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 8, 2026

From: James Commerford, CNHA – Tax Assessor

Subject: 2025 Abatement Requests

Suggested Motion: “I move to grant 6 abatements for tax year 2025 in the amount of \$14,661.97 in taxes.

Recommendation: The Town received 9 abatement applications for the 2025 tax year, and I am recommending that 6 of the 9 abatements be granted in the amount of \$14,661.97 in taxes.

Background/Discussion: Further information regarding each abatement is attached.

Fiscal Impact: The impact would result in a refund of 2025 taxes of \$14,661.97 or \$14,934.83 which includes interest accrued to July 1, 2026.

Concurrences: None

Alternatives: None

Attachments/Exhibits: Included in this attachment are reports on all 9 abatements including the original assessment card. Also included are two warrants summarizing the result of each abatement request. One warrant includes abatement with interest accruing to 7/1/2026.

2025 Abatement Warrant with Interest

#	PARCEL	Acct Number	OWNER	LOCATION	TAX YEAR	ASSMNT	REVISED ASSMT	DIFF	ABATEMENT	INTEREST	TOTAL	REASON
1	U15-47	50750	Vassili, Linda Rev Trust	45 Pleasant St	2025	\$1,604,000	\$1,604,000	\$0	\$0.00	\$0.00	\$0.00	Recommend No Change
2	U27-2	41150	77 Hubbard Road Realty Trust	77 Old Hubbard Rd	2025	\$4,442,000	\$4,267,500	\$174,500	\$1,853.19	\$35.54	\$1,888.73	Adj LCF for Shape
3	U23-55	01570	Spindle Point Realty Trust	49 Spindle Point Rd	2025	\$1,975,600	\$1,891,200	\$84,400	\$895.33	\$19.15	\$915.48	Adj LCF for lack of frontage
4	S21-19-2	39600	GVL Nominee Trust	83 Tracy Way	2025	\$1,693,200	\$1,417,700	\$275,500	\$2,925.81	\$55.47	\$2,981.28	Adj Grade and View
5	R10-18	33280	Morse J. & Morse, Mary and Banker Brooks	382 NH Route 104	2025	\$837,900	\$837,900	\$0	\$0.00	\$0.00	\$0.00	Recommend No Change
6	U15-11	33310	KSL Holdings-Meredith, NH LLC	89 NH Route 25	2025	\$2,274,000	\$1,961,800	\$312,200	\$3,315.56	\$61.04	\$3,376.60	Adj per Sales
7	U25-5	06490	Oak Island Trust	39 Oak Island	2025	\$2,649,300	\$2,649,300	\$0	\$0.00	\$0.00	\$0.00	Recommend No Change
8	I3-2	46120	1 Little Beaver Island LLC	1 Little Beaver Island	2025	\$2,073,200	\$1,659,400	\$413,800	\$4,394.56	\$78.02	\$4,472.58	Adjust LCF
9	R33-1 & 12	39020	Freeman, William et al	109 Saddle Hill Rd	2025	\$829,835	\$709,635	\$120,200	\$1,276.52	\$23.64	\$1,300.16	Adj LCF
			Steven W. Aiken, Chair									
			James Gregoire, V. Chair									
			Jeanie Forrester									
			Lynn F. Leighton									
			Michael J. Pelczar									
											\$14,934.83	Total Refund Incl Interest
												4% interest to be calculated for each Tax Year from date of Payment

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-U15-47 VASSIL REV TRUST
DATE: MAY 29, 2026

This is a single-family Winnepesaukee waterfront property located at 45 Pleasant Street and situated on .68 acres with 96 feet of shore frontage. It is improved with a 1,620 square foot home and is assessed for \$1,604,000. The reason for the appeal is that the neighbor has built a third story with gabled roof which now blocks part of the view of the bay for the subject property and the owner feels that it affects her value by 15%. She feels the value should be \$1,364,000,

The owner provided two comparables that are smaller in acreage to her property and have similar frontage and topography. The view that was lost was from two bedrooms on the 1st floor of the east side of her house. Part of her view was blocked by already by the house immediately next to hers.

I can understand that while it is upsetting for the owner to lose part of her view of the bay it is my opinion that any potential buyer is going to concentrate on the direct waterfront area and the former view will be negligible. I am recommending the value not be changed.

Jim Commerford
Tax Assessor

Property Location 45 PLEASANT ST Map ID U15/47111 Bldg # 1 Account # 50750 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013 Print Date 6/2/2026 2:27:10 PM

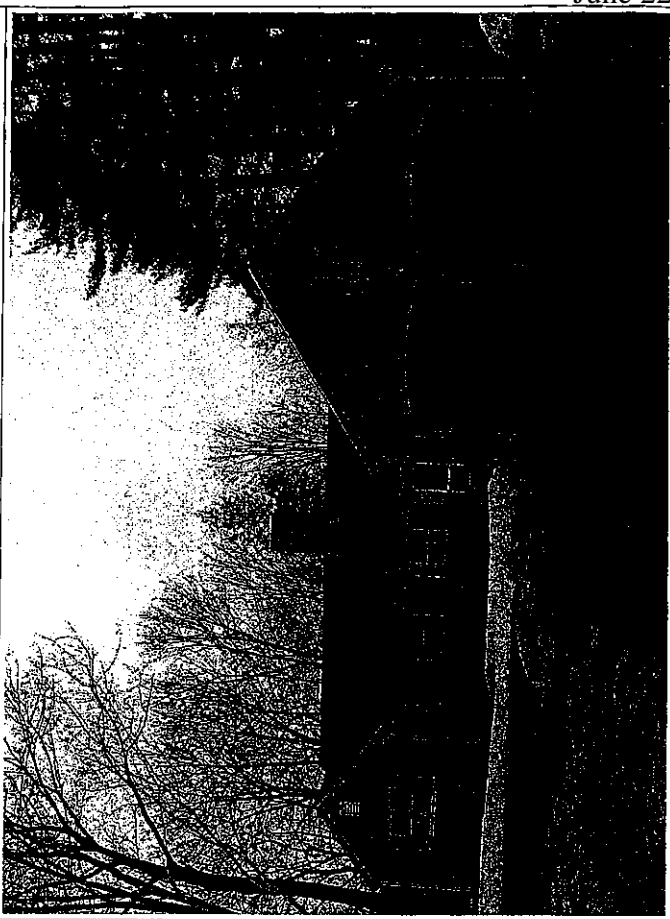
CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						
VASSIL, LINDA REVOCABLE TRUST	1 Level	2 Town Water	1 Paved	7 Waterfront				Code	Assessed					
VASSIL, LINDA TRUSTEE	3 Town Sewer	6 Sidewalk						1013	208,700					
45 PLEASANT ST								1013	1,386,200					
								1013	9,100					
MEREDITH NH 03253	SUPPLEMENTAL DATA		WASA		Total		1,604,000		1,604,000					
	GIS ID 4187	WASA: DISTRICT CURR US VAR/SP E PLAN:				PREVIOUS ASSESSMENTS (HISTORY)								
		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
		2994 0863	09-29-2015	Q	I	685,000	01	2025	1013	208,700	2024	1013	208,700	
		2413 0044	06-06-2007	U	I	0	1T	1013	1013	1,386,200	1013	1013	1,386,200	
		1714 0413	12-31-2001	U	I	192,200	1J	1013	1013	9,100	1013	1013	9,100	
		1714 0411	12-31-2001	U	I	0	1A							
		1235 0723	12-22-1992	U	I	0	1A							
RECORD OF OWNERSHIP		EXEMPTIONS		OTHER ASSESSMENTS		ASSESSING NEIGHBORHOOD		APPROXIMATED VALUE SUMMARY						
VASSIL, LINDA REVOCABLE TRUST	2994 0863	Amount	Description	Number	Amount	B		Appraised Bldg. Value (Card)	204,900					
BUTLER, ANN B & BACON, ROBERT L	2413 0044	0.00				Tracing		Appraised Xf (B) Value (Bldg)	3,800					
BACON, BEVERLY L (ESTATE OF)	1714 0413					Batch		Appraised Ob (B) Value (Bldg)	9,100					
BACON, BEVERLY L; SHIRLEY, MARY L	1714 0411							Appraised Land Value (Bldg)	1,386,200					
FORTY-FIVE PLEASANT ST REV TR	1235 0723							Special Land Value	0					
								Total Appraised Parcel Value	1,604,000					
								Valuation Method		C				
								Total Appraised Parcel Value		1,604,000				
								VISIT / CHANGE HISTORY						
								Date	Id	Type	Is	Cd	Purpose/Result	
								09-28-2023	JJC				40	No change Hearing
								08-27-2020	JJC				41	Hearing Change
								02-04-2020	BF				00	Measur+Listed
								03-07-2018	BF				2M	M & Est April 1 pick-up
								04-18-2017	BF				2M	M & Est April 1 pick-up
								10-13-2015	JJC				2S	Sale verify/exterior/other
								10-05-2015	BE				01	Measur+1Visit
								LAND LINE VALUATION SECTION						
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	SI Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value
1 1013	SFR WATER	S			29,829 SF	3.69	1.00000	W	0.90	W05	14.000	WF	1.0000	46.47 1,386,200
														Total Land Value
														1,386,200

Property Location 45 PLEASANT ST Account # 50750 Map ID U15/47111 Bldg # 1 State Use 1013
 Vision ID 4187 CONSTRUCTION DETAIL (CONTINUED) Bldg Name Sec # 1 of 1 Card # 1 of 1 Print Date 6/2/2026 2:27:11 PM

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
01	Residential		
03	Average		
1			
1	Wood Shingle		
14			
03	Gable/Hip		
03	Asphalt		
05	Drywall		
12	Hardwood		
14	Carpet		
04	Electric		
07	Electric		
01	None		
03	3 Bedrooms		
2			
0			
6			
02	Average/Modern		
02	Average/Modern		
	MH Park		

CONDO DATA		OWNERS	
Parcel Id	Code	Description	Factor%
	C		0.0
	B		S
	S		

COST / MARKET VALUATION	
Building Value New	273,221
Year Built	1974
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	01
Year Remodeled	2017
Depreciation %	25
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	75
Percent Good	
RCNLD	204,900
Dep % Ovr	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)		BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj	Appr. Value
RPV2	PAVING MED.	L	3000.00	2006		100	0.00	0.00	3,000
FPL1	FIREPLACE 1	B	5000.00	1994	00	75	0.00	0.00	3,800
DCK1	DOCK-AVG	L	25.00	2017		60	0.00	0.00	6,100

BUILDING SUB-AREA SUMMARY SECTION		BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Undeprec Value
BAS	First Floor	1,620	1,620	1,620	128.21	207,704
CRL	Crawl Space	0	99	5	6.48	641
FGR	Garage, Framed	0	529	185	44.84	23,719
FOP	Porch, Open	0	84	17	25.95	2,180
UBM	Basement, Unfinished	0	1,521	304	25.63	38,977
Ttl Gross Liv / Lease Area		1,620	3,853	2,131		273,221

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-U27-2 77 OLD HUBBARD ROAD REALTY TRUST
DATE: MAY 22, 2026

This is a single-family waterfront property situated on .94 acres with 300 feet of shoreline on Lake Winnepesaukee. It is improved with a 5,580 square foot home and has a total assessment of \$4,442,000. The basis for the appeal is a comparison of other lakefront properties surrounding the subject and the owner feels the value should be \$3,500,000.

I reviewed the comparables. The land values range from \$1,472,300 to \$1,852,000. The sizes of the lots range from .38 acres to .79 acres and 111 feet to 210 feet of shoreline. The subject property has 300 feet and .94 acres. It is my opinion that the value should be higher than the comparables. I am recommending that the land condition factor be adjusted to account for the narrow shape of the property. This would adjust the land value from \$2,268,100 to \$2,093,600, which is still over \$200,000 higher than the highest comparables land value. Also, I am recommending that the dwelling value not be changed.

The adjustment to the land would lower the overall valuation from \$4,442,000 to \$4,267,500 a difference of \$174,500 or \$1,853.19 in taxes.

Jim Commerford
Tax Assessor

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-U23-55 SPINDLE POINT REALTY TRUST
DATE: APRIL 3, 2026

This is a waterfront property improved with a 2,369 square foot dwelling located at 43 Spindle Point Road on Lake Winnepesaukee. The 2025 assessment is \$1,975,600. The basis for the appeal is that this lot is undersized in land area and water frontage. Most all properties in the area have a half acre and 100 feet on the shore. The owner feels the value should be \$1,687,600.

The way that frontage on the lake is adjusted for is by using a multiplier. The average lot on the lake has 100 feet. Those with more than 100 receive a positive adjustment and those with less receive a negative adjustment in relation to the average. It is my recommendation to adjust the land 5% due to the 75 feet of water frontage in keeping with other properties of its size. This adjusts the value from \$1,975,600 to \$1,891,200 a difference of \$84,400 or \$896.33 in taxes.

Jim Commerford
Tax Assessor

Property Location 43 SPINDLE POINT RD Account # 01570 Map ID U23/55/11 Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 2 State Use 1013
 Vision ID 4666

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
SPINDLE POINT REALTY TRUST		4 Rolling		5 Well		1 Paved		7 Waterfront		Code	
ARCAND, DANIEL ET AL TRUSTEES				6 Septic						Appraised	
53 CARTWRIGHT RD										Assessed	
WELLESLEY MA 02482		GIS ID 4666		SUPPLEMENTAL DATA		DISTRICT		RESIDENTL		274,500	
		Assoc Pld#		W0023 00055 00000		CURR US		RES LAND		1,687,600	
				TRESPAS		VAR/SP E		RESIDENTL		13,500	
				LAKE-ACC		PLAN:				MEREDITH, NH	
				CYCLICAL 4						VISION	

RECORD OF OWNERSHIP				SALE PRICE				OTHER ASSESSMENTS			
BK	VOL/PAGE	SALE DATE	Q/U	V/I	VC	Year	Code	Assessed	Year	Code	Assessed
2315	0156	07-03-2006	U	1	0 1A	2025	1013	274,500	2024	1013	274,500
0392	0119	10-23-1998			0	1013	1013	1,687,600	1013	1013	1,687,600
0	0				0	1013	1013	13,500	1013	1013	13,500
Total				Total				Total			
				1,975,600				1,975,600			

This signature acknowledges a visit by a Data Collector or Assessor

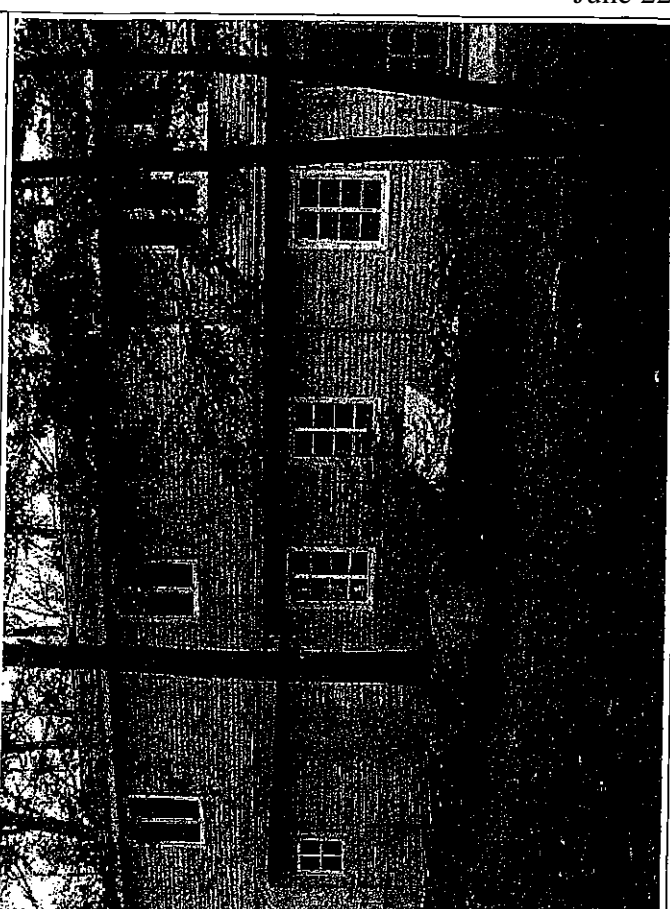
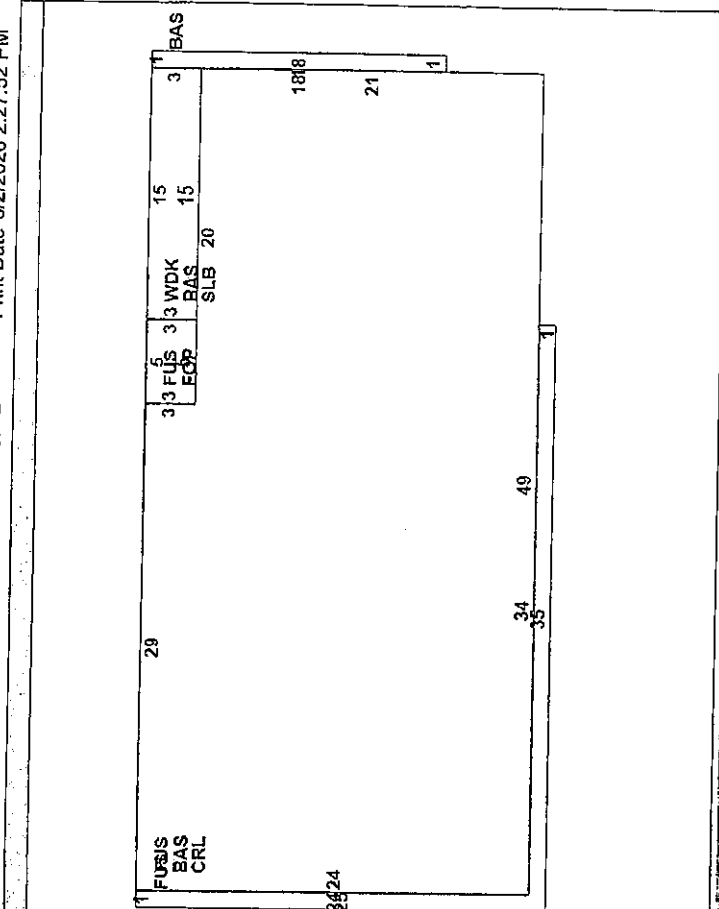
EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Name	Tracing	Batch
0001			
SHD1=NWISIZE, STONE FPL			
2011M&LADJ SKETCH & OBS			
2015M&LADJ LISTING & COND			
2016PU DOCK REPLACED COMPLETE			
2021M&LADJ OBS			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Date
753-2015	11-17-2015	NC	03-23-2016
		New Construct	100
			RPLC DOCK

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Use Code	Description	Zone	LA
1	SFR WATER	S	14,553 SF
			7.03
			1.000000
			W
			1.00
			W04
			16.500
			WF
			1.00000
			115.96
			1,687,600
Total Card Land Units		0.33 AC	
Parcel Total Land Area		0.33	
Total Land Value		1,687,600	

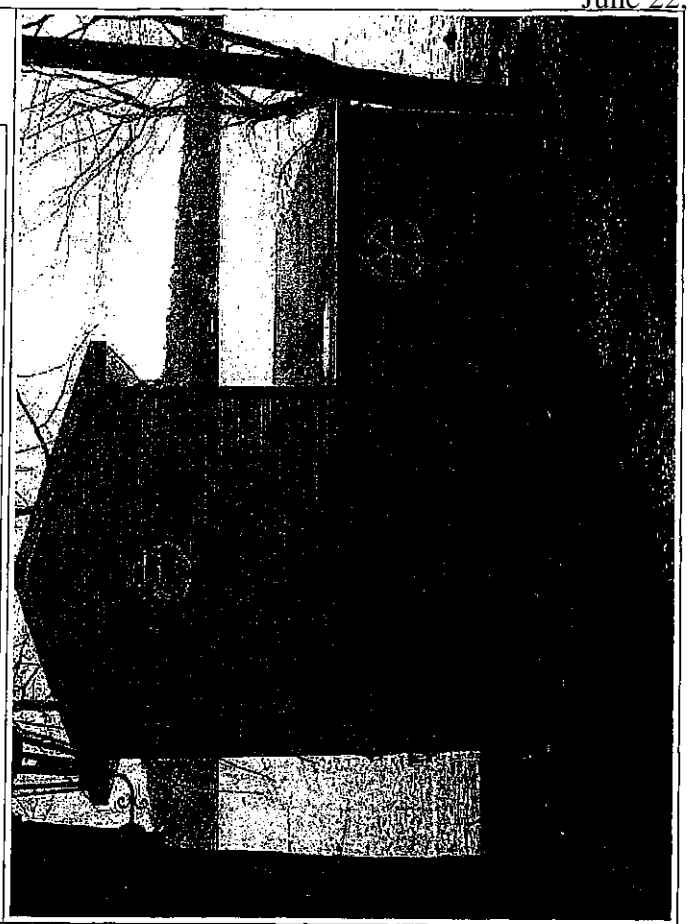
Property Location 43 SPINDLE POINT RD Account # 01570 Map ID U23/55/11 Bldg # 1
 Vision ID 4668 State Use 1013 Print Date 6/2/2026 2:27:52 PM
 Bldg Name Sec # 1 of 1 Card # 1 of 2



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
03	Colonial										
01	Residential										
03	Average										
2											
1											
11	Clapboard										
20	Brick/Masonry										
03	Gable/Hip										
03	Asphalt										
05	Drywall										
07	K Pine boards										
14	Carpet										
12	Hardwood										
02	Oil										
05	Hot Water										
01	None										
04	4 Bedrooms										
2	Total Bthrms:										
0	Total Half Baths										
6	Total Xtra Fixtrs										
02	Total Rooms:										
02	Bath Style:										
02	Kitchen Style:										
	MH Park										
CONDO DATA											
Parcel Id	C	Owne	0.0								
Adjust Type	Code	Description	Factor%								
Condo Fir											
Condo Unit											
COST / MARKET VALUATION											
Building Value New		318,802									
Year Built		1955									
Effective Year Built		1995									
Depreciation Code		G									
Remodel Rating											
Year Remodeled											
Depreciation %		28									
Functional Obsol											
External Obsol											
Trend Factor		1									
Condition											
Condition %		72									
Percent Good		229,500									
RCNLD											
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)											
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj	Appr. Value
PAT2	PATIO-GOOD	L	312	11.00	2006			80		0.00	2,700
FPL3	2 STORY CHI	B	1	6000.00	1994			72		0.00	4,300
HRTH	HEARTH	B	1	1000.00	1994			72		0.00	700
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,179	1,179	1,179	130.98	154,424					
CRL	Crawl Space	0	0	56	6.57	7,335					
FOP	Porch, Open	0	0	15	26.20	393					
FUS	Upper Story, Finished	1,190	1,190	1,190	130.98	155,865					
SLB	Slab	0	0	45	2.91	131					
WDK	Deck, Wood	0	0	45	14.55	655					
Ttl Gross Liv / Lease Area		2,369	3,590	2,434		318,803					

Property Location 43 SPINDLE POINT RD Account # 01570 Map ID U23/ 55/1/1 Bldg # 2
 Vision ID 4666 State Use 1013 Print Date 6/2/2026 2:27:53 PM
 Bldg Name Sec # 1 of 1 Card # 2 of 2

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
36	Camp	UOP	4
01	Residential		
03	Average		
2	Stories:		
1	Occupancy		
11	Exterior Wall 1		
03	Exterior Wall 2		
03	Roof Structure:		
04	Roof Cover		
14	Interior Wall 1		
01	Interior Wall 2		
01	Interior Fir 1		
01	Interior Fir 2		
01	Heat Fuel		
01	Heat Type:		
01	AC Type:		
01	Total Bedrooms		
1	Total Bathrooms:		
0	Total Half Baths		
3	Total Xtra Fixtrs		
02	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		
	MH Park		



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
18	Building Value New	18	62,448
13	Year Built	13	1955
10	Effective Year Built	10	1987
5	Depreciation Code	5	A
10	Remodel Rating	10	36
10	Year Remodeled	10	1
10	Depreciation %	10	64
10	Functional Obsol	10	40,000
10	External Obsol	10	
10	Trend Factor	10	
10	Condition	10	
10	Condition %	10	
10	Percent Good	10	
10	RCNLD	10	
10	Dep % Ovr	10	
10	Dep Ovr Comment	10	
10	Misc Imp Ovr	10	
10	Misc Imp Ovr Comment	10	
10	Cost to Cure Ovr	10	
10	Cost to Cure Ovr Comment	10	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr. Bld	Cond.	Cd	% Gd	Grade	Appr. Value
DCK1	DOCK-AVG	L	225	25.00	2006		80		0.00	4,500
PAT2	PATIO-GOOD	L	240	11.00	2006		90		0.00	2,400
DCK1	DOCK-AVG	L	224	25.00	2006		70		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	266	266	266	116.51	30,991			
FSP	Porch, Screen	0	130	33	29.57	3,845			
FUS	Upper Story, Finished	216	216	216	116.51	25,166			
SLB	Slab	0	396	8	2.35	932			
UOP	Porch, Open, Unfinished	0	88	13	17.21	1,515			
Ttl Gross Liv / Lease Area		482	1,096	536		62,449			

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-S21-19-2 GVL NOMINEE TRUST
DATE: APRIL 3, 2026

This is a single family home situated on 6.73 acres and located at 83 Tracy Way. It is improved with a 4,539 square foot home and is assessed at \$1,693,200. The basis for the appeal is that on January 27, 2026 this property sold for \$1,429,000 and was recently appraised in December of 2025 for \$1,457,000.

Based on my review of the sale, MLS data and the appraisal I am recommending adjusting the quality grade of the dwelling from Very Good to Good +10 and lowering the view adjustment from an 8 to a 7 (3.0 multiplier to 2.5 multiplier). These changes adjust the value from \$1,693,200 to \$1,417,700 a difference of \$275,500 or \$2,925.81 in taxes.

Jim Commerford
Tax Assessor

Property Location 83 TRACY WY Vision ID 2715		Account # 39600		Map ID S21/19/21/1		Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 2		State Use 1010 Print Date 6/21/2026 2:37:58 PM							
CURRENT OWNER GVL NOMINEE TRUST TERRY, ANNA TTEE 71 NH ROUTE 104 UNIT 4-200 MEREDITH NH 03253				TOPO 2/Above Stt 5 Well 5 Septic				STRT / ROAD 1 Paved 3 Rural				LOCATION RESIDENTL RES LAND RESIDENTL							
UTILITIES				SUPPLEMENTAL DATA WISA: DISTRICT CURR US VAR/SP E PLAN: BK8 PG-163				CURRENT ASSESSMENT				1508 MEREDITH, NH							
RECORD OF OWNERSHIP				EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)							
GVL NOMINEE TRUST SATTERLEE, W BRYAN INTERVIVOS TRUST REMSON, MARIE P TRUST REMSON, MARIE REMSON, KENNETH L				3728 411 2936 0578 1632 0335 1455 0246 1108 0985				01-27-2026 Q I 10-10-2014 Q I 02-23-2001 U I 02-19-1998 U V 08-21-1989 0				1,429,000 01 950,000 01 0 1A 0 1A 0				1,693,200 1,039,600 2024 649,600 1010 4,000 1010 1,692,400 Total			
EXEMPTIONS				ASSESSING NEIGHBORHOOD				NOTES				APPRaised VALUE SUMMARY							
Description				Amount				Description				Value (Card)							
Total				0.00				B				1,034,900							
Nbd				Nbd Name				Tracing				Appraised Xf (B) Value (Bldg)							
0001												4,700							
LAKE & MOUNTAIN VIEW								2020 HEARINGS-ADJ VW				4,000							
MIN HRTH/NV, XFIX= SINK IN URB, KIT												649,600							
2013M&L ADJ SKETCH, ADD 2 PC BA, XFIX								FOR SALE 6/25 ASKING \$1,995 MIL				0							
2014 ABATEMENT-ADJ QUALITY GRADE								ADJ BA CT BASED ON RE AD 2025				1,693,200							
2018M&L 18X28 ADDL FIN ABV GAR, NO HEAT								VOL LOT MERGER @ BCR 1455/0244 2/19/98				C							
BUILDING PERMIT RECORD				LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY				Total Appraised Parcel Value							
Permit Id				Amount				Insp Date				Date							
28-98				350,000				11-25-1998 100				12-17-2024 BF 09-02-2020 JJC 10-23-2018 BF 07-09-2015 JJC 12-02-2013 BF 08-28-2007 BF 06-21-2006 DG							
Issue Date				Type				Description				Id							
03-04-1998				RS				Residential				Type							
350,000				100				NEW HOUSE				Is							
Comments				Cond				Nbhd				Cd							
NEW HOUSE				1.00				1.650				00							
Site Index				SI Adj				Site Index				Purpose/Result							
8				3.00000				0				00 Measur+Listed 41 Hearing Change 00 Measur+Listed 0A Abatement Granted 00 Measur+Listed 00 Measur+Listed 02 Measur+2Visit - Letter Sent							
Unit Price				Land Units				Land Type				Location Adjustment							
2.76				43,560 SF				FR				1.0000							
6,000.00				5,730 AC				FR				1.0000							
Adj Unit P				Land Value				Adj Unit P				Land Value							
13.66				595,100				13.66				595,100							
9,504				54,500				9,504				54,500							
Parcel Total Land Area				Parcel Total Land Area				Parcel Total Land Area				Total Land Value							
6.73 AC				6.73 AC				6.73				649,600							

Property Location 83 TRACY WY Account # 39600 Map ID S21/19/2// Bldg # 1 State Use 1010
 Vision ID 2715 Print Date 6/2/2026 2:37:59 PM
 Bldg Name Sec # 1 of 1 Card # 2 of 2

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Description	Element	Description						
04	Cape Cod								
01	Residential								
09	Very Good +								
1.75									
Occupancy									
Exterior Wall 1	Clapboard								
Exterior Wall 2	Gable/Hip								
Roof Structure:	Asphalt								
Roof Cover	Drywall								
Interior Wall 1									
Interior Wall 2									
Interior Flr 1	Hardwood								
Interior Flr 2	Carpet								
Heat Fuel	Oil								
Heat Type:	Hot Water								
AC Type:	Central								
Total Bedrooms:	3 Bedrooms								
Total Bathrooms:									
Total Half Baths									
Total Xtra Fixtrs									
Total Rooms:									
Bath Style:	Above Avg								
Kitchen Style:	Above Avg								
MH Park									
		CONDO DATA							
Parcel Id		C	OWne 0.0						
Adjust Type		B	TS						
Condo Fir			Factor%						
Condo Unit									
		COST / MARKET VALUATION							
Building Value New									
Year Built									
Effective Year Built									
Depreciation Code									
Remodel Rating									
Year Remodeled									
Depreciation %									
Functional Obsol									
External Obsol									
Trend Factor									
Condition									
Condition %									
Percent Good									
RCNLD									
Dep % Ovr									
Dep Ovr Comment									
Misc Imp Ovr									
Misc Imp Ovr Comment									
Cost to Cure Ovr									
Cost to Cure Ovr Comment									
		OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value			
UBM	Basement, Unfinished	0	67	13	36.24	2,428			
UGR	Garage, Basement	0	1,066	267	46.78	49,867			
URB	Basement, Raised Unfinished	0	1,059	265	46.74	49,493			
WDK	Deck, Wood	0	294	29	18.42	5,416			
Ttl Gross Liv / Lease Area									

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-R10-18 MORSE & BANKER
DATE: APRIL 3, 2026

This is a waterfront home situated on Lake Wicwas and located off of NH Route 104. It is improved with a 1,600 square foot home and is assessed for \$837,900. The basis for the appeal is the owner is comparing to 390 NH Route 104 (Map R10 Lot 20). The owner feels that this property should be valued much higher in relation to theirs because it has a larger home which is closer to the water.

I am recommending the value not be changed. The subject property is valued \$115,000 less than the comparable at 390 NH Route 104. It is my opinion that this is an equitable difference.

Jim Commerford
Tax Assessor

Property Location 382 N.H. ROUTE 104 Account # 33280 Map ID R10/18111 Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
 Vision ID 879 382 NH RTE 104 MEREDITH, NH Print Date 6/2/2026 2:28:30 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
MORSE, JOSEPH G & MORSE, MARY ANN & BANKER, BRO 382 NH RTE 104		3 Below Strt 5 Well 6 Septic		1 Paved 7 Waterfront		RESIDENTL RES LAND RESIDENTL		Code 1013 1013 1013		Appraised 223,200 613,100 1,600	
MEREDITH NH 03253		GIS ID 879		Assoc Prid#		Assessed 223,200 613,100 1,600		Code 1013 1013 1013		Assessed 223,200 613,100 1,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
MORSE, JOSEPH G & MORSE, MARY A; MORSE, JOSEPH G MORSE, ROGER A & MARY LOU SMITH, JOSEPH F		2242 0424 1216 0304 0383 0086 0375 0186		11-14-2005 07-07-1992 09-23-1957 06-12-1956		U U U U		I V V V		0 1A 0 1A 0 0		Total 837,900	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD	
Nbhd	0001
Nbhd Name	B
Tracing	Batch

NOTES
 NO INSIDE ACCESS TO URB,
 NO HEAT IN FHS, SPIRAL STAIRCASE ACCESS
 SEASONAL DOCK, 1 SHED= NV /SIZE
 2017M&L FIN SPACE UC IN URB
 174 WF
 2010PU ADD 2 PC BA
 2012M&L ADD FOR DOCK

BUILDING PERMIT RECORD	
Permit Id	135-2009
Issue Date	04-30-2009
Type	RS
Description	Residential
Amount	3,000
Insp Date	03-11-2010
%	100
Date Comp	ADD HALF BATH
Comments	

LAND LINE VALUATION SECTION																															
B Use Code	1013	Description	SFR WATER	Zone	S	LA		Land Type		Land Units	43.560 SF	Unit Price	2.76	SI Adj	1.00000	Site Index	W	Cond.	1.00	Nbhd.	WW1	Nbhd. Adj	5.000	Notes	WF/ROW/EXCESS	Location Adjustment	1.0000	Adj Unit P	13.8	Land Value	601,100
	1013	SFR WATER		S			0.400 AC				0.400 AC	6,000.00	1.00000		1.00				1.00		WW1	5.000				1.0000		30,000	12,000		
Total Card Land Units						1.40 AC				Parcel Total Land Area		1.40														Total Land Value		613,100			

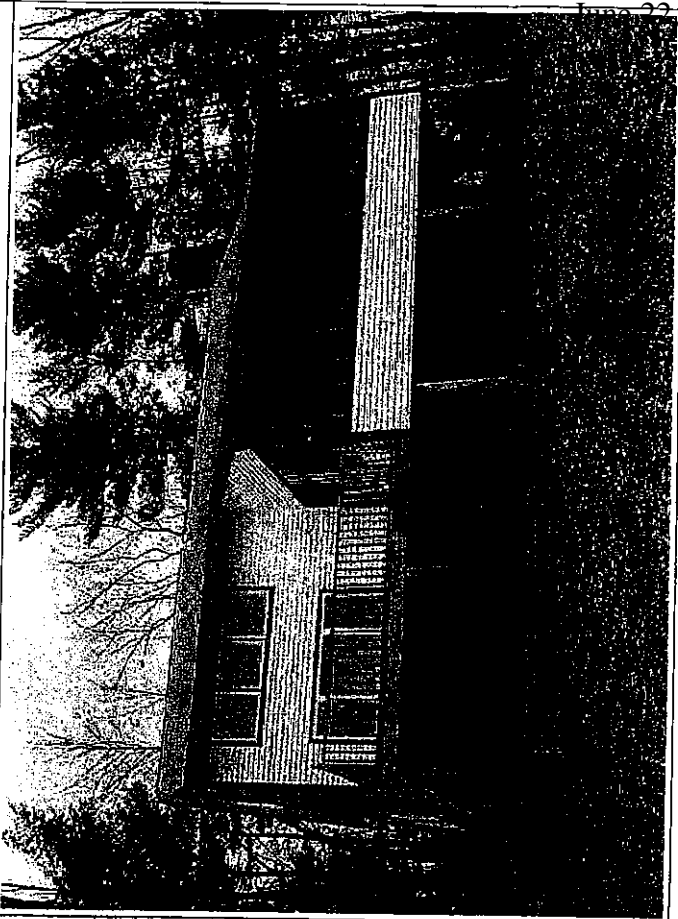
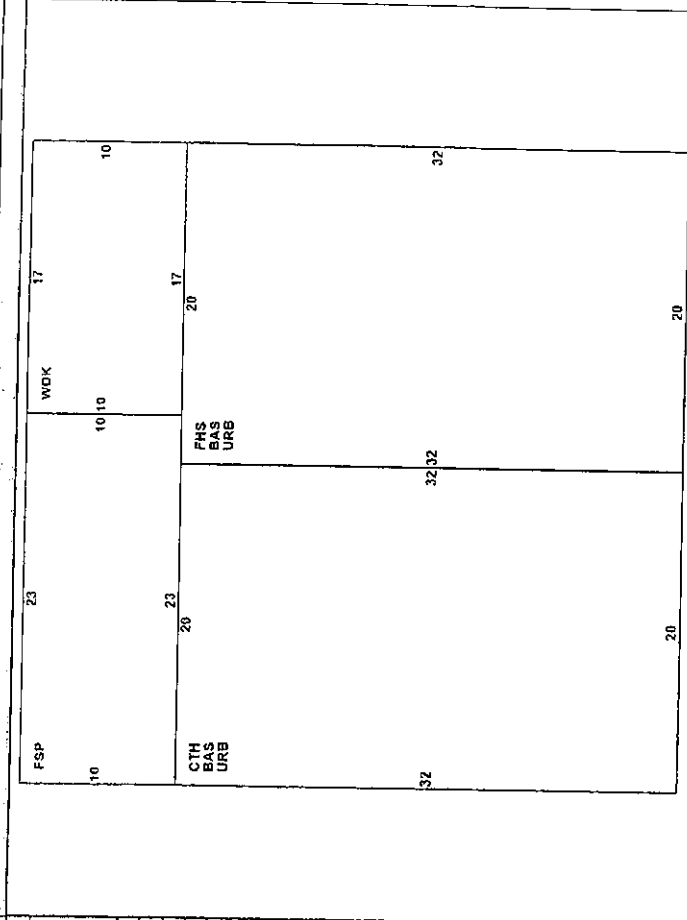
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
06	Conventional Residential Average		
01			
03			
1.5			
1			
11	Clapboard		
03	Gable/Hip		
03	Asphalt		
07	K Pine boards		
09	Pine/Soft Wood		
14	Carpet		
02	Oil		
04	Forced Hot Air		
03	Central		
03	3 Bedrooms		
5	Average/Modern		
02	Average/Modern		
02	MH Park		

CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Code	Description	Factor%
	C		
	B		
	S		
	Owne	0.0	
	Adjust Type		
	Condo Flr		
	Condo Unit		

Code	Description	L/B	Units	Unit Price	Yr Bit	OB - OUTBUILDING & YARD ITEMS	OB - BUILDING EXTRA FEATURES (B)	Appr. Value
FPL2	1.5 STORY C	B	1	5500.00	2006			4,600
DCK1	DOCK-AVG	L	128	25.00	2006			1,600

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,280	1,280
CTH	Cathedral Ceiling	0	640
FHS	Half Story, Finished	320	640
FSP	Porch, Screen	0	230
URB	Basement, Raised Unfinished	0	1,280
WDK	Deck, Wood	0	170
Ttl Gross Liv / Lease Area		1,600	4,240

Code	Description	Eff Area	Unit Cost	Undeprac Value
		1,280	130.42	166,938
		0	0.00	0
		320	65.21	41,734
		58	32.89	7,564
		320	32.61	41,734
		17	13.04	2,217
Ttl Gross Liv / Lease Area		1,995		260,187



INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-U15-11 KSL HOLDINGS-MEREDITH NH LLC (RITE AID BLDG)
DATE: MAY 22, 2026

This abatement is for the former Rite Aid Building located at 89 NH Route 25. It consists of a 14,000 +/- square retail space situated on 2.39 acres. It is currently assessed for \$2,274,000. The store closed in 2025. The basis for the appeal is the sale and asking prices for several other closed Rite Aid stores throughout New Hampshire. The owner's opinion of value is \$1,900,000.

I reviewed the sales provided by the owner's representative and found two others not on his list. The sales were located throughout the state and range in price from 1.4 million to 2.4 million. The closest sale was in Bristol. It is a 10,069 square foot former Rite Aid and sold for \$1,400,000 or \$139 per square foot. The range in price per square foot for the sales is \$102 to \$182 per square with an average at \$140 per square foot. The average square footage of the sales is 13,600 sf. Since the Meredith property has slightly more square footage at 14,532 I would recommend a price of \$135 per square foot. This would equate to a value of \$1,961,800. I am recommending adjusting the assessment from \$2,274,000 to \$1,961,800 a difference of \$312,200 or \$3,315.56.

Jim Commerford
Tax Assessor

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION
KSL HOLDINGS-MEREDITH NH LLC; LINKYS LLC 756400 RITE AID MAIL STOP #18 PO BOX 182701 COLUMBUS OH 43218-2701	4 Rolling 2 Town Water 3 Town Sewer	1 Paved 4 Bus. District	1 Urban 4 Bus. District	1508 MEREDITH, NH
SUPPLEMENTAL DATA	VISION			
Air Prc ID 00U15 000T11 00000 SUBDIV: WSA TRESPAS LAKE-FRT: LAKE-ACC CYCLICAL 3 GIS ID 4096	DISTRICT CURR US VAR/SP E PLAN: BK26 PG27 Assoc Pld#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
KSL HOLDINGS-MEREDITH NH LLC;	3461	0777	10-29-2021	U	1	1,651,460	1B
KSL HOLDINGS-MEREDITH NH LLC; ARABE	3461	0767	10-29-2021	U	1	0	1A
KSL HOLDINGS-MEREDITH NH LLC	2845	0499	05-02-2013	U	1	1,435,000	1N
DAVIS, BRIAN H & JENNIFER B	1639	0408	03-30-2001	Q	1	160,000	01
MOSCARDINI, ELAINE; MOSCARDINI, WM JR	1199	0011	02-04-1992	U	1	0	1A
EXEMPTIONS	OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

APRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	916,100
Appraised Xf (B) Value (Bldg)	68,100
Appraised Ob (B) Value (Bldg)	75,800
Appraised Land Value (Bldg)	1,214,000
Special Land Value	0
Total Appraised Parcel Value	2,274,000

APRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	916,100
Appraised Xf (B) Value (Bldg)	68,100
Appraised Ob (B) Value (Bldg)	75,800
Appraised Land Value (Bldg)	1,214,000
Special Land Value	0
Total Appraised Parcel Value	2,274,000

ASSESSING NEIGHBORHOOD	
Nbhd	0001
Nbhd Name	Tracing
NOTES	
LOTS-U15-11 AND U15-11B(DAVIS),U15-12 WAS ANNEXED INTO U15-11. BLDG TORN DOWN/ BLA W/U15-13-SEE BCR 2845/507 2019M&L CORR SIDING, ADJ FOP 2021 80% KSL HOLDINGS 20% LINKYS LLC	

BUILDING PERMIT RECORD	
Permit Id	218-2013
Issue Date	05-13-2013
Type	NC
Description	New Construct
Amount	1,150,000
Insp Date	03-07-2014
% C	100
Date Comp	11-26-2013
Comments	RETAIL

LAND LINE VALUATION SECTION																			
Use Code	3220	Description	STORE/SHOP	Zone	CB&	Land Units	87,120 SF	Unit Price	2.76	t. Factor	1.00000	Site Index	C	Cond.	1.00	Nbhd.	CEX	Nbhd Adj	5,000
3220		STORE/SHOP		CB&		0.390 AC		6,000.00			1.00000		0	1.00		CEX	5,000		
VISIT / CHANGE HISTORY																			
Permit Id	218-2013	Date	12-11-2019	Id	BF	Type	00	Is	00	Cd	00	Purpose/Result	Measur+Listed						
			03-07-2014		JJC		0M						M & L April 1 pick-up						
			04-01-2013		BF		7M						4/1 Inform per Owner						
			02-20-2013		JJC		0D						Change per deed/plan						
			02-09-2012		BF		2M						M & Est April 1 pick-up						
			12-07-2009		BF		00						Measur+Listed						
			02-11-2009		BF		0M						M & L April 1 pick-up						
LOCATION ADJUSTMENT																			
Use Code	3220	Description	STORE/SHOP	Zone	CB&	Land Units	87,120 SF	Unit Price	2.76	t. Factor	1.00000	Site Index	C	Cond.	1.00	Nbhd.	CEX	Nbhd Adj	5,000
3220		STORE/SHOP		CB&		0.390 AC		6,000.00			1.00000		0	1.00		CEX	5,000		
LOCATION ADJUSTMENT																			
Use Code	3220	Description	STORE/SHOP	Zone	CB&	Land Units	87,120 SF	Unit Price	2.76	t. Factor	1.00000	Site Index	C	Cond.	1.00	Nbhd.	CEX	Nbhd Adj	5,000
3220		STORE/SHOP		CB&		0.390 AC		6,000.00			1.00000		0	1.00		CEX	5,000		

LOCATION ADJUSTMENT																			
Use Code	3220	Description	STORE/SHOP	Zone	CB&	Land Units	87,120 SF	Unit Price	2.76	t. Factor	1.00000	Site Index	C	Cond.	1.00	Nbhd.	CEX	Nbhd Adj	5,000
3220		STORE/SHOP		CB&		0.390 AC		6,000.00			1.00000		0	1.00		CEX	5,000		
LOCATION ADJUSTMENT																			
Use Code	3220	Description	STORE/SHOP	Zone	CB&	Land Units	87,120 SF	Unit Price	2.76	t. Factor	1.00000	Site Index	C	Cond.	1.00	Nbhd.	CEX	Nbhd Adj	5,000
3220		STORE/SHOP		CB&		0.390 AC		6,000.00			1.00000		0	1.00		CEX	5,000		

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-U25-5 OAK ISLAND TRUST
DATE: MAY 22, 2026

This is a single-family waterfront home located at 39 Oak Island Road. It is situated on .71 acres with 643 feet of shorefront on Lake Winnepesaukee. The property is accessed by a bridge and is assessed for \$2,649,300.

The basis for the appeal is twofold and centers on two primary concerns:

- **Emergency access by bridge:** The owners state that island residents have discussed replacing the bridge and consulted a bridge builder for input. According to the abatement application, that bridge professional spoke with the fire chief, who advised that the current bridge is not safe for fire apparatus to cross in order to reach homes on the island. The owners also report that the fire chief said the ladder truck cannot be extended onto the island because of low branches and overhead wires.
- **Winter lake access:** The owners state that access to the lake in winter is difficult because of the shoreline topography and the dock agitators used by other island residents.

The owners compare the property to homes on Bear Island, citing similar fire-access limitations, and believe the assessment should be commensurate. They did not provide an independent estimate of value for the property.

The property has been adjusted by almost 30% (29.4%) for access, topography and ROW. I am recommending the value not be changed.

Jim Commerford
Tax Assessor

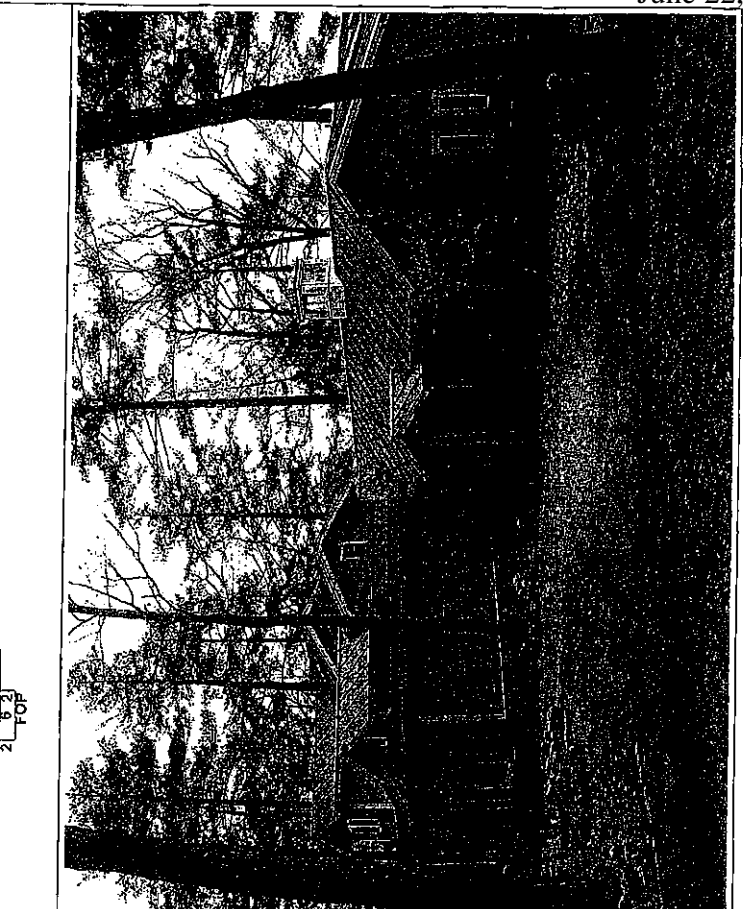
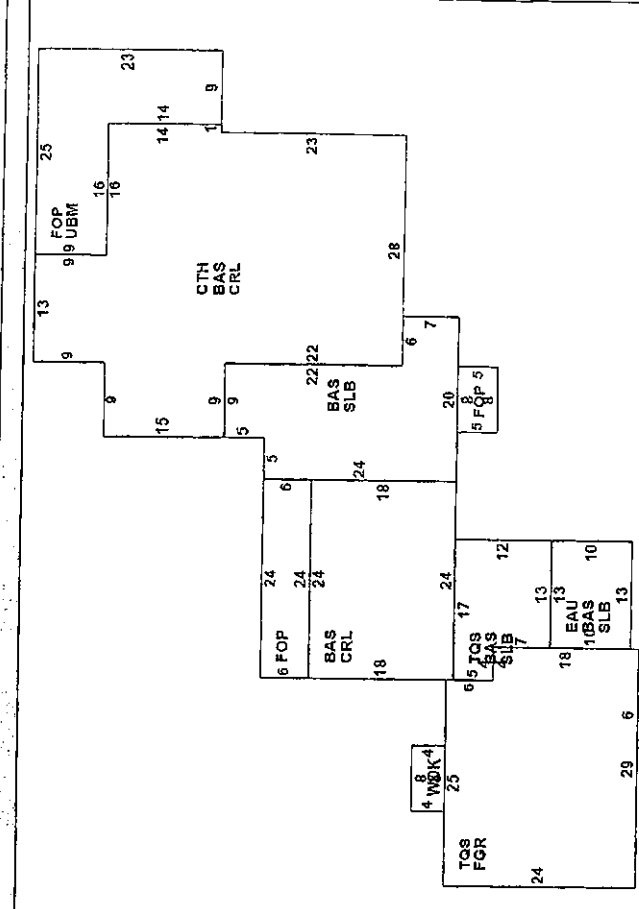
Property Location 39 OAK ISLAND RD Account # 06490 Map ID U25/5111 Bldg # 1
 Vision ID 4738 State Use 1013 Print Date 6/2/2026 2:29:07 PM
 Bldg Name Sec # 1 of 1 Card # 1 of 1

CONSTRUCTION DETAIL		Element	Description	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1				
Occupancy	1	Vinyl Shingle			
Exterior Wall 1	29	Gable/Hip			
Exterior Wall 2	03	Standing Seam			
Roof Structure:	09	Drywall			
Roof Cover	05	K Pine boards			
Interior Wall 1	07	Pine/Soft Wood			
Interior Wall 2	09	Gas			
Interior Fir 1	03	Forced Hot Air			
Interior Fir 2	04	Heat Pump			
Heat Fuel:	02	3 Bedrooms			
AC Type:	03				
Total Bedrooms	4				
Total Bthrms:	4				
Total Half Baths	0				
Total Xtra Fixtrs	8				
Total Rooms:	02	Average/Modern			
Bath Style:	02	Average/Modern			
Kitchen Style:					
MH Park					

CONSTRUCTION DETAIL (CONTINUED)		Element	Description
CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type		Description	
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			533,942
Year Built			1950
Effective Year Built			1986
Depreciation Code			A
Remodel Rating			04
Year Remodeled			2016
Depreciation %			19
Functional Obsol			1
External Obsol			
Trend Factor			
Condition			
Condition %			81
Percent Good			432,500
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Description	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
DCK1	DOCK-AVG	L	264	25.00	2006	50	0.00	3,300
CAB1	CABIN-MINIM	L	192	30.00	2006	90	0.00	5,200
RPV3	PAVING LARG	L	1	4000.00	2006	100	0.00	4,000
FPL1	FIREPLACE 1	B	1	5000.00	1984	81	0.00	4,100
GEN	GENERATOR	B	1	5000.00	1984	81	0.00	4,100
SHD1	SHED AVG	L	154	15.00	2020	100	0.00	2,300
DCK1	DOCK-AVG	L	240	25.00	2021	100	0.00	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,463	2,463	2,463	146.53	360,894
CRL	Crawl Space	0	0	0	7.35	12,748
CTH	Cathedral Ceiling	0	0	0	0.00	0
EAU	Attic, Expansion, Unfinished	0	0	0	29.31	3,810
FGR	Garage, Framed	0	0	0	51.24	34,434
FOP	Porch, Open	0	0	0	29.20	15,971
SLB	Slab	0	0	0	3.01	2,198
TQS	Three Quarter Story	636	636	636	109.89	93,191
UBM	Basement, Unfinished	0	0	0	29.22	10,257
WDK	Deck, Wood	0	0	0	13.74	440
	TU Gross Liv / Lease Area	3,099	8,808	3,644		533,943



INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-I13-2 1 LITTLE BEAR ISLAND LLC
DATE: APRIL 3, 2026

This is a single family waterfront property located at 1 Little Beaver Island. This property is the only property on the island. It is improved with a 1,189 square foot dwelling, a separate cottage, a boathouse and a deeded slip located on Veasey Road. It is assessed for \$2,073,200. The basis for the appeal is that it sold in January of this year for \$1,850,000 and the owner is comparing to other one property islands (See attached Spreadsheet).

This property comes with a boathouse and a slip located on Veasey shore. These are amenities that several of the comparables do not have. I am recommending that the land be adjusted to better compare with the sales price and the 2 island comparables nearby with similar amenities. I am recommending adjusting the assessment from \$2,073,200 to \$1,659,400 a difference of \$413,800 or \$4,394.56 in taxes.

Jim Commerford
Tax Assessor

Property Location 1 LITTLE BEAVER ISLAND Account # 46120 Map ID 113/2111 Bldg # 1 of 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
 Vision ID 303 Account # 46120 Map ID 113/2111 Bldg # 1 of 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
 Print Date 6/2/2026 2:40:08 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		1508								
1 LITTLE BEAVER ISLAND LLC	4 Rolling	7 Lake Water	8 None	7 Waterfront	RESIDENTL RES LAND RESIDENTL	Code 1013 1013	Appraised 162,100 1,793,000 118,100	Assessed 162,100 1,793,000 118,100	MEREDITH, NH							
SUPPLEMENTAL DATA WSA: DISTRICT CURR US VAR/SP E PLAN: Assoc Prid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	Q/U	VI	SALE PRICE	VC	Total 2,073,200			2,073,200						
1 LITTLE BEAVER ISLAND LLC		3727 22	Q	I	1,850,000	01	PREVIOUS ASSESSMENTS (HISTORY)									
SULLIVAN, LEO D; SULLIVAN, ANNE T		3598 0471	U	I	0	1A	Year	Code	Assessed	Year						
SULLIVAN LBI TRUST OF 2010		2680 0199	U	I	0	1A	2025	1013	162,100	2024						
SULLIVAN, ANNE T		2680 0184	U	I	0	1A	2025	1013	1,793,000	2023						
LITTLE BEAVER ISLAND IRREVOCABLE TR		1382 0680	U	I	0	1A	2025	1013	1,793,000	2023						
							Total	Total	2,073,200	Total						
EXEMPTIONS		Amount		Description	Number	Amount	OTHER ASSESSMENTS									
Year	Code	Amount		Description	Number	Amount	This signature acknowledges a visit by a Data Collector or Assessor									
		0.00					APPRaised VALUE SUMMARY									
Nbd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								
0001								156,800								
6% INTEREST IN COMMON I13-001D								Appraised Xf (B) Value (Bldg)								
SHED & PUMPHOUSE=NV/SIZE, OUTDOOR SS								5,300								
CAB1 HAS SLEEPING LOFT & FOP, LNT ATT'D								Appraised Ob (B) Value (Bldg)								
DOCK SF = COMBINED TOTAL/ ATT'D BTHS								118,100								
RIGHTS TO MAINLAND SLIP ON U38-016								Appraised Land Value (Bldg)								
NO SEPTIC/COMPOST TOILET ONLY								Special Land Value								
								0								
								Total Appraised Parcel Value								
								2,073,200								
								C								
								Valuation Method								
								Total Appraised Parcel Value								
								2,073,200								
								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	%	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									10-25-2023	BF			01	Measur+1Visit		
									10-10-2016	BF			01	Measur+1Visit		
									08-16-2013	BF			01	Measur+1Visit		
									04-30-2009	JJC			AR	Assessor Review		
									09-14-2005	BG			00	Measur+Listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	SI Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1013	SFR WATER	S			24,163 SF	4.43	1.00000	W	3.25	WNI	5.150	WF/CF = UTILITY	1.0000	74.2	1,793,000
Total Card Land Units 0.55 [AC] Parcel Total Land Area 0.55																
Total Land Value 1,793,000																

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: JIM COMMERFORD
SUBJECT: 2025 ABATEMENT-R33-1 & 12-FREEMAN
DATE: MAY 29, 2026

This is a request for abatement on 2 properties that are across the street from each other and located on Saddle Hill Road. The properties are under a conservation easement and cannot be sold separately. The properties consist of Map R33 Lot 12 which has 87 acres and is improved with a single-family dwelling. All but 2.27 acres are involved in the easement. The second lot is Map R33 Lot 1 and is a vacant lot with 12 acres. The entire lot is in the conservation easement. The properties are also enrolled in current use. For R33-12 there is 5 acres out of current use and 82 acres in. R33-1 has all 12 acres in current use. Because the properties are in current use, per state law, only the taxable amount (value including current use) can be appealed. The combined assessment of the two properties is \$829,835. The basis for the appeal is an appraisal dated 4/10/2025 for the amount of \$603,000.

I visited the property with the owner and reviewed the comparables in the appraisal report. I also reviewed 3 other sales of property close in proximity to the subject that range from \$655,000 to \$750,000. I am recommending the assessment be adjusted on R33-12 only since R33-1 is all enrolled in current use and that value is set by the state. My recommendation is to lower the assessed value from \$829,835 to 709,635 a difference of \$120,200 or \$1,276.52.

Jim Commerford
Tax Assessor

Property Location SADDLE HILL RD Account # 39010 Map ID R33/1111 Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 7300
 Vision ID 1485 Print Date 6/2/2026 2:29:42 PM

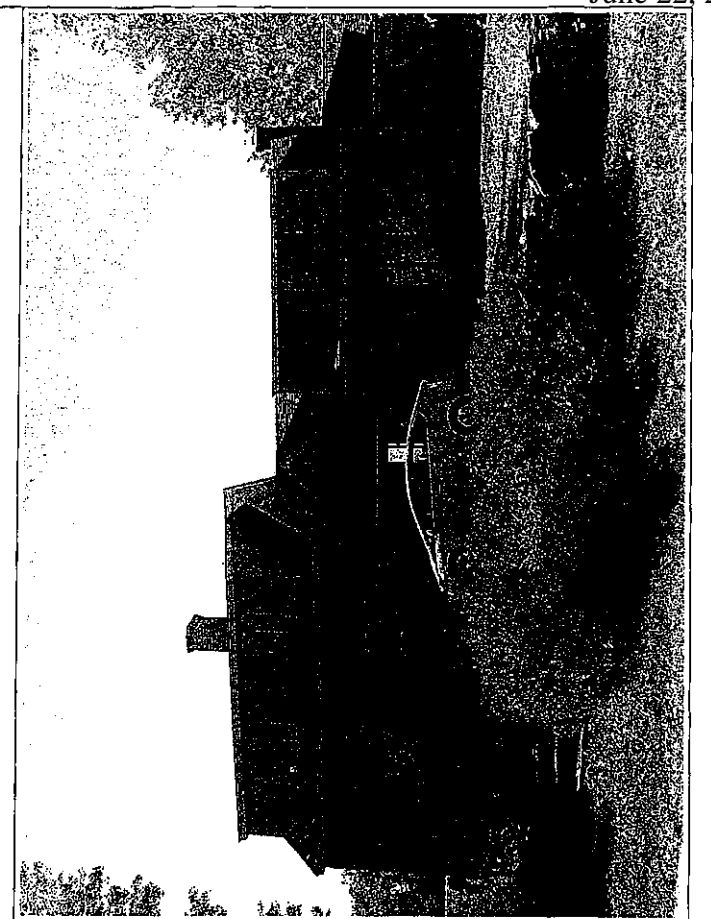
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Description	Element	Description						
99 00	Vacant Land Vacant								
Style: Model: Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel: Heat Type: AC Type: Total Bedrooms: Total Bathrooms: Total Half Baths: Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: MH Park		CONDO DATA Parcel Id: [C] [Owne] [0.0] Adjust Type: [Code] [Description] [B] [TS] Condo Fir: [Factor%] Condo Unit:							
		COST / MARKET VALUATION							
		Building Value New	0						
		Year Built							
		Effective Year Built							
		Depreciation Code							
		Remodel Rating							
		Year Remodeled							
		Depreciation %							
		Functional Obsol							
		External Obsol							
		Trend Factor	1						
		Condition							
		Condition %	0						
		Percent Good							
		RCNLD							
		Dep % Ovr							
		Dep Ovr Comment							
		Misc Imp Ovr							
		Misc Imp Ovr Comment							
		Cost to Cure Ovr							
		Cost to Cure Ovr Comment							
		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
		BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value			
		Ttl Gross Liv / Lease Area	0	0	0	0			

No Sketch

Property Location 109 SADDLE HILL RD Vision ID 1496	Map ID R33/12/11	Bldg # 1	Bldg Name Sec # 1 of 1	Card # 1 of 1	State Use 1010	Print Date 6/2/2026 2:30:05 PM					
CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT			
FREEMAN, WILLIAM R; FREEMAN, JOHN R; FREEMAN, DONALD A 65 SELWYN RD		4 Rolling 5 Well 6 Septic		3 Unpaved 3 Rural		3 Rural		Description RESIDENTL RES LAND RESIDENTL CU LAND CU LAND			
BELMONT MA 02478		GIS ID 1496		Assoc Pct#		Total 1,036,100		Assessed 296,500 499,100 16,100 9,600 214,800 1,430 11,801			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU VI		SALE PRICE		VC	
FREEMAN, WILLIAM R; FREEMAN, JOHN R; FREEMAN, ANN R 1990 TRUST FREEMAN, ANN R SADDLE HILL TRUST FREEMAN, ANN R		3655 0248 2922 0 0		170 0248 0453 0 0		11-26-2024 05-07-2024 07-23-2014 05-14-2004 05-01-1995		U U U U U		1A 0 1T 0 1G 0 1S 0 1S	
EXEMPTIONS		AMOUNT		DESCRIPTION		NUMBER		AMOUNT		COMM INT	
Total		0.00		ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
NOTES		MOUNTAIN VIEW, UBM=EST, OB 1&2=ATTACHED		SPLIT FHW& WARM AIR SYSTEM, 1 BA SEASONL		3 BR= SMALLUNO CLOSETS/WALK THRU CONFIG		SEE ATTY LTR RE 2004 PROBATE		2008 CORR SKETCH ERRORS, ADJ STY HT	
2012M&LADJ SKETCH, EXT RENO IN PROG		2013PU NEW WINDWS & REPAIRS COMPL		1G=2014 FIDUCIARY DEED INC R33-001		2017M&LADJ SKETCH/LISTING, RMV MIN CRL		CONS ESMINT W/NE FORESTRY FDTN ON 4/13/05		ALL BUT APPROX 2.27 ACRES BK 2159/PG 314	
BUILDING PERMIT RECORD		AMOUNT		INSPIR DATE		%		DATE COMP		COMMENTS	
16 295 02 05-295-07		3,119 1,189		0		03-31-2017 12-14-2005		0		04-28-2025 03-21-2024 11-08-2023 04-13-2022 04-01-2021 04-29-2020 04-03-2019	
LAND LINE VALUATION SECTION		UNIT PRICE		SI ADJ		COND		INDEX		COND	
1 1010 SINGLE FAM		43,560 SF		2.76		4.00000		9		1.00	
1 1010 SINGLE FAM		4,000 AC		6,000.00		1.00000		0		1.00	
1 7300 FARM		3,500 AC		6,000.00		1.00000		0		0.60	
1 7400 PINE UNMAN		78,500 AC		6,000.00		1.00000		0		0.60	
Total Card Land Units		87.00/AC		Parcel Total Land Area		87.00		Total Land Value		723,500	
APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)		294,800		Appraised Xf (B) Value (Bldg)		1,700		Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)		723,500		Special Land Value		13,231		Total Appraised Parcel Value		1,036,100	
Valuation Method		C		Total Appraised Parcel Value		1,036,100		Valuation Method		C	
PREVIOUS ASSESSMENTS (HISTORY)		Code		Year		Assessed V		Year		Assessed	
1010		2024		296,500		2023		296,500		2023	
1010		2023		499,100		2022		499,100		2022	
1010		2022		16,100		2021		16,100		2021	
7300		2021		1,430		2020		1,430		2020	
7400		2020		214,800		2019		11,801		2019	
Total		824,931		825,469		824,931		824,931		824,931	
This signature acknowledges a visit by a Data Collector or Assessor											
VISION											

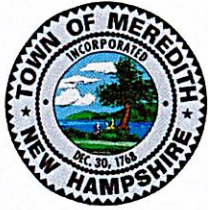
Property Location 109 SADDLE HILL RD Account # 39020 Map ID R33/12// Bldg # 1 State Use 1010
 Vision ID 1496 Bldg Name Sec # 1 of 1 Card # 1 of 1 Print Date 6/2/2026 2:30:06 PM

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
04	Cape Cod		
01	Residential		
04	Average +10		
2			
1			
11	Clapboard		
03	Gable/Hip		
03	Asphalt		
05	Drywall		
07	K Pine boards		
09	Pine/Soft Wood		
02	Oil		
05	Hot Water		
01	None		
05	5 Bedrooms		
2			
1			
1			
8			
02	Average/Modern		
02	Average/Modern		
	MH Park		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Ga	Grade Adj.	Appr. Value
BRN3	1 STORY W/L	L	588	26.00	2006		80	0.00	12,200
SHP1	WORK SHOP	L	224	25.00	2006		70	0.00	3,900
HRTH	HEARTH	B	2	1000.00	2006	00	86	0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,478	1,478	1,478	142.96	211,289
CRL	Crawl Space	0	574	29	7.22	4,145
FOP	Porch, Open	0	49	10	29.17	1,430
TQS	Three Quarter Story	826	1,101	826	107.25	118,081
UBM	Basement, Unfinished	0	168	34	28.93	4,860
UST	Utility, Storage, Unfinished	0	44	7	22.74	1,001
WDK	Deck, Wood	0	136	14	14.72	2,001
TH Gross Liv / Lease Area		2,304	3,550	2,398		342,808



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Judie Milner, Town Manager

Subject: Board to Consider Event Policy for Street Closures and Park Usage

Suggested Motion:

Selectboard member moves, *"I move the Meredith selectboard adopt the Road Closure and Special Event Policy."*

Selectboard Chair calls for a second, discussion and vote.

Background/Discussion:

The board held 2 workshops on this policy: one on April 27th and one on May 11th. At the May 11th Selectboard meeting, the consensus of the board was to bring this policy forward for consideration under business portion of the meeting.

Concurrences:

The board has received feedback from residents and businesses at scheduled board meetings over the past several months.

Attachments/Exhibits:

Draft policy

DRAFT

Town of Meredith – Road Closure and Special Event Policy

1. Purpose

To ensure safe, fair, and consistent management of events requiring road closures or use of public spaces, while supporting community activities and protecting public resources.

2. Definitions

- **Special Event:** Any organized activity impacting public roads, sidewalks, parks or *private property*.*.
- **Road Closure:** Any temporary restriction or closure of a public roadway.
- **For-Profit Event:** Event generating revenue for private individuals or entities.
- **Nonprofit Event:** Event conducted by a recognized nonprofit organization.
- **Municipal Event:** Event sponsored or co-sponsored by the Town.

**Unless approved by the Planning Board.*

3. Permit Requirements

A. All Events

All events impacting public roads, sidewalks, parking lots or parks must obtain a **Facility Event Permit**. All events impacting private property must obtain a **Special Permit***.

**Unless approved by the Planning Board.*

Applications must include:

- Event description and purpose
- Traffic control and road closure plan
- Public safety plan (Police/Fire coordination)

- Insurance and indemnification (as required)
 - Proposed dates/times and attendance
-

4. Road Closure Policy – all road closures must be approved by the Selectboard.

A. Municipal & Nonprofit Events

- Road closures shall be considered by the Selectboard after completion of the Town's established permitting process
- Must meet all safety, traffic, and operational requirements
- Departmental approvals required (Police, Fire, DPW)

B. For-Profit Events

- Road closures **may be approved at the discretion of the Selectboard**
- Selectboard review required when:
 - Event is commercial in nature
 - Significant traffic disruption is anticipated
 - Event requires exclusive or extended use of public infrastructure
- Town's established permitting process shall be required after board approval.

Approval criteria shall include:

- Public safety impacts
 - Traffic and emergency access impacts
 - Economic/community benefit
 - Frequency and cumulative impact of similar events
 - Availability of alternative locations
-

5. Use of Parks and Public Spaces

A. Nonprofit & Municipal Use

- Parks are **primarily reserved for nonprofit and municipal events**

- Permitted administratively through standard permitting

B. For-Profit Use

- For-profit use of parks:
 - **Not permitted as a matter of right**
 - May be considered **case-by-case by the Selectboard**
 - Evaluation criteria:
 - Public benefit vs. private gain
 - Impact on public access
 - Duration and exclusivity of use
 - Wear and tear on facilities
-

6. Fees and Cost Recovery – See Town Fee Schedule

- The Town may assess:
 - Permit fees
 - Police/traffic control costs
 - Public works support costs
 - Fee schedules may differentiate between:
 - Nonprofit
 - For-profit
 - Municipal
-

7. Application Timeline

- Standard events: minimum **14–21 days**
 - Large or complex events: **30–45 days**
-

8. Conditions of Approval

The Town may impose reasonable conditions, including:

- Traffic control measures

- Hours of operation
 - Noise limitations
 - Restoration requirements
 - Insurance and indemnification
-

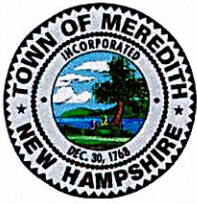
9. Denial or Revocation

Applications may be denied or revoked if:

- Public safety cannot be adequately addressed
 - Event conflicts with other major activities
 - Required documentation is incomplete
 - Applicant has prior violations
-

10. Appeals

Applicants may appeal administrative decisions to the Selectboard.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026**

From: Robert Carpenter, Director of Administrative Services

Subject: May Financial Reports

Suggested Motion:

None

Recommendation:

None

Background/Discussion:

Fiscal Impact:

The month of May puts us at 41.7% complete for the year. Overall, our expenditures are on track with a cumulative effort of 35.4%. This does not include the school payments or expenses from the Expendable Trust Fund accounts, which we get reimbursed for.

Concurrences:

Alternatives:

Attachments/Exhibits:

Monthly expense and revenue reports.



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026_05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01405 TOWN MANAGER							
01405 0100 Full-time Employees	331,937	0	331,937	115,384.01	.00	216,552.84	34.8%
01405 0109 Overtime Pay	0	0	0	540.83	.00	-540.83	100.0%
01405 0111 Longevity	500	0	500	.00	.00	500.00	.0%
01405 0160 Elected Officials -	13,000	0	13,000	.00	.00	13,000.00	.0%
01405 0210 Cell Phones	550	0	550	200.00	.00	350.00	36.4%
01405 0220 Dues - Memberships	500	0	500	150.00	.00	350.00	30.0%
01405 0223 NH Municipal Associa	11,423	0	11,423	11,941.00	.00	-518.00	104.5%
01405 4395 Office Supplies	250	0	250	351.25	.00	-101.25	140.5%
TOTAL TOWN MANAGER	358,160	0	358,160	128,567.09	.00	229,592.76	35.9%
01407 MUNI BLDG							
01407 0201 Advertising	3,000	0	3,000	1,285.15	.00	1,714.85	42.8%
01407 0204 Bank Fees	1,500	0	1,500	1,936.96	.00	-436.96	129.1%
01407 0210 Cell Phones	5,450	0	5,450	300.08	.00	5,149.92	5.5%
01407 0220 Dues	580	0	580	.00	.00	580.00	.0%
01407 0257 Postage	31,500	0	31,500	13,718.47	.00	17,781.53	43.6%
01407 0270 RSA Updates	100	0	100	.00	.00	100.00	.0%
01407 0286 Telephone	108,600	0	108,600	34,016.32	.00	74,583.68	31.3%
01407 0358 Computer Hardware/so	255,846	0	255,846	90,148.65	80,941.00	84,756.35	66.9%
01407 0500 Electricity	315,600	0	315,600	130,756.80	.00	184,843.20	41.4%
01407 0505 Heating Oil	49,890	0	49,890	18,911.03	.00	30,978.97	37.9%
01407 0510 Propane	101,185	0	101,185	27,749.61	.00	73,435.39	27.4%
01407 0515 Water & Sewer	32,700	0	32,700	3,719.10	.00	28,980.90	11.4%
01407 0651 Property/Liability I	231,293	0	231,293	231,293.00	.00	0.00	100.0%
01407 0655 Workers Compensation	243,074	0	243,074	240,885.00	.00	2,189.00	99.1%
01407 0703 Gas - Boat	800	0	800	.00	.00	800.00	.0%
01407 0705 Mileage	4,500	0	4,500	1,235.10	.00	3,264.90	27.4%
01407 4103 Aquatherm Maintenanc	500	0	500	.00	.00	500.00	.0%
01407 4113 Building Repairs & M	14,000	0	14,000	616.76	.00	13,383.24	4.4%
01407 4155 Fire Extinguisher Ma	500	0	500	.00	.00	500.00	.0%
01407 4207 Miscellaneous Servic	85,848	0	85,848	9,194.00	22,500.00	54,154.00	36.9%
01407 4232 Copier Contract	25,000	0	25,000	6,274.04	.00	18,725.96	25.1%
01407 4236 Postage Meter Lease	3,750	0	3,750	1,714.20	.00	2,035.80	45.7%
01407 4252 Alarm Maintenance	1,500	0	1,500	.00	.00	1,500.00	.0%
01407 4253 Septic System Emerge	10,000	0	10,000	.00	.00	10,000.00	.0%
01407 4265 Acct Software Maintn/	125,000	0	125,000	4,320.00	-4,320.00	125,000.00	.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS	FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01	General Fund							
01407 4319	Unlead Gas - Bulk	59,118	0	59,118	38,613.92	.00	20,504.08	65.3%
01407 4320	Diesel Fuel - Bulk	190,000	0	190,000	65,835.48	.00	124,164.52	34.7%
01407 4395	Supplies - Miscellan	33,000	0	33,000	9,574.06	.00	23,425.94	29.0%
01407 4533	Milfoil Abatement	73,541	0	73,541	14,500.00	.00	59,041.00	19.7%
01407 4600	Ambulance	406,805	0	406,805	196,876.50	.00	209,928.50	48.4%
01407 4602	LR Mutual Fire Aid	116,998	0	116,998	116,998.17	.00	.00	100.0%
01407 4611	Engineer/Engineering	1,000	0	1,000	14,771.50	-11,896.00	-1,875.50	287.6%
01407 4612	Economic Development	45,000	0	45,000	21,749.96	.00	23,250.04	48.3%
01407 4627	Legal/Professional S	100,000	0	100,000	28,290.21	.00	71,709.79	28.3%
01407 4635	Registry of Deeds	1,700	0	1,700	411.70	.00	1,288.30	24.2%
01407 4640	Surveyor/Surveying	10,500	0	10,500	.00	.00	10,500.00	.0%
01407 4662	Pathways - Nature Tr	3,000	0	3,000	1,884.00	.00	1,116.00	62.8%
01407 4667	Waukewan Watershed	23,520	0	23,520	4,465.72	.00	19,054.28	19.0%
01407 4668	Wtcwas	4,500	0	4,500	4,500.00	.00	.00	100.0%
01407 4825	Hydrant Rental	69,000	0	69,000	.00	.00	69,000.00	.0%
	TOTAL MUNI BLDG	2,789,398	0	2,789,398	1,336,545.49	87,225.00	1,365,627.68	51.0%
01409 OUTSIDE AGENCY								
01409 0900	American Legion Post	3,000	0	3,000	3,000.00	.00	.00	100.0%
01409 0902	CASA of NH	1,000	0	1,000	1,000.00	.00	.00	100.0%
01409 0905	Community Action Pro	36,600	0	36,600	36,600.00	.00	.00	100.0%
01409 0906	Central NH VNA & Hos	10,000	0	10,000	10,000.00	.00	.00	100.0%
01409 0910	Interlakes Day Care	26,251	0	26,251	26,251.00	.00	.00	100.0%
01409 0911	Kidworks Daycare	10,000	0	10,000	10,000.00	.00	.00	100.0%
01409 0912	Interlakes Community	5,900	0	5,900	5,900.00	.00	.00	100.0%
01409 0913	Lakes Region Mental	18,377	0	18,377	18,377.00	.00	.00	100.0%
01409 0914	Greater Meredith Pro	20,000	0	20,000	20,000.00	.00	.00	100.0%
01409 0915	Lakes Region Tourism	2,500	0	2,500	2,500.00	.00	.00	100.0%
01409 0917	Child & Family Servi	1,500	0	1,500	1,500.00	.00	.00	100.0%
01409 0918	Lakes Region Plannin	12,327	0	12,327	12,327.00	.00	.00	100.0%
01409 0925	Meredith Chamber of	7,000	0	7,000	7,000.00	.00	.00	100.0%
01409 0926	Meredith Historical	4,500	0	4,500	4,500.00	.00	.00	100.0%
01409 0927	Lakes Region Visitin	85,000	0	85,000	85,000.00	.00	.00	100.0%
01409 0930	Motorcycle Rally wee	5,000	0	5,000	5,000.00	.00	.00	100.0%
01409 0935	New Beginnings	1,836	0	1,836	1,836.00	.00	.00	100.0%
01409 0936	NH Humane Society	10,763	0	10,763	10,763.00	.00	.00	100.0%
01409 0946	Winnipesaukee Wellne	3,500	0	3,500	3,500.00	.00	.00	100.0%
	TOTAL OUTSIDE AGENCY	265,054	0	265,054	265,054.00	.00	.00	100.0%
01410 TOWN CLERK								
01410 0100	Full-Time Employee	69,844	0	69,844	28,616.44	.00	41,227.96	41.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01410 0109 Overtime	1,000	0	1,000	869.59	.00	130.41	87.0%
01410 0160 Elected Official	79,381	0	79,381	32,008.73	.00	47,371.97	40.3%
01410 0201 Advertising - Town C	2,700	0	2,700	558.00	.00	142.00	79.7%
01410 0215 Dog Fees - State	2,550	0	2,550	.00	.00	2,700.00	.0%
01410 0216 Dog License Supplies	2,500	0	2,500	260.00	.00	550.00	.0%
01410 0220 Dues - Memberships	2,500	0	2,500	172.00	.00	2,240.00	10.4%
01410 0245 Marriage Licenses - Publications	5,000	0	5,000	.00	.00	500.00	.0%
01410 0259 Vital Records / New Polls - All Day Expe	2,500	0	2,500	772.00	.00	4,228.00	15.4%
01410 4220 Optech Maintenance C	1,000	0	1,000	1,203.34	.00	1,296.66	48.1%
01410 4471 Voting Supplies	1,000	0	1,000	.00	.00	1,000.00	.0%
01410 4650 Binding & Rest of Re	2,000	0	2,000	.00	.00	1,000.00	.0%
01410 4670 Voting Machine Progr	3,000	0	3,000	2,274.20	.00	2,000.00	.0%
TOTAL TOWN CLERK	174,175	0	174,175	66,734.30	.00	107,440.80	38.3%
01411 SUPERVISOR							
01411 0170 Supervisors of Check	2,000	0	2,000	.00	.00	2,000.00	.0%
01411 0201 Advertising	200	0	200	108.00	.00	92.00	54.0%
01411 4471 Voting Supplies	100	0	100	.00	.00	100.00	.0%
TOTAL SUPERVISOR	2,300	0	2,300	108.00	.00	2,192.00	4.7%
01412 FINANCE							
01412 0100 Full-Time Employees	287,708	0	287,708	110,097.94	.00	177,609.66	38.3%
01412 0109 overtime	1,500	0	1,500	379.67	.00	1,120.33	25.3%
01412 0111 Longevity	500	0	500	.00	.00	500.00	.0%
01412 0160 Elected Official - T	850	0	850	3,462.50	.00	-2,612.50	407.4%
01412 0220 Dues-Memberships	1,250	0	1,250	627.00	.00	623.00	50.2%
01412 0259 Publications	500	0	500	284.00	.00	216.00	56.8%
01412 0287 Town Reports	6,000	0	6,000	6,092.00	.00	-92.00	101.5%
01412 4620 Independent Auditor	49,775	0	49,775	1,250.00	.00	48,525.00	2.5%
TOTAL FINANCE	348,083	0	348,083	122,193.11	.00	225,889.49	35.1%
01413 GENERAL ASSISTANCE							
01413 0230 General Assistance	70,000	0	70,000	43,127.00	.00	26,873.00	61.6%

Town of Meredith

YEAR-TO-DATE BUDGET REPORT



FOR 2026 '05

ACCOUNTS FOR: 01	General Fund	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL GENERAL ASSISTANCE		70,000	0	70,000	43,127.00	.00	26,873.00	61.6%
01415 ASSESSOR								
01415 0100	Full-Time Employees	263,187	0	263,187	84,752.85	.00	178,434.35	32.2%
01415 0109	Overtime pay	0	0	0	92.39	.00	-92.39	100.0%
01415 0111	Longevity	2,000	0	2,000	.00	.00	2,000.00	.0%
01415 0205	Boot Allowance	500	0	500	250.00	.00	250.00	50.0%
01415 0210	Cell Phones	1,200	0	1,200	335.88	.00	864.12	28.0%
01415 0220	Dues - Memberships	902	0	902	486.00	.00	416.00	53.9%
01415 0285	Tax Maps	8,000	0	8,000	.00	.00	8,000.00	.0%
01415 4125	Software Maint. Cont	30,406	0	30,406	14,802.00	.00	-3,500.00	111.5%
01415 4288	Vehicle Maintenance	850	0	850	.00	.00	850.00	.0%
01415 4395	Supplies - Miscellan	150	0	150	.00	.00	150.00	.0%
TOTAL ASSESSOR		307,195	0	307,195	100,719.12	19,104.00	187,372.08	39.0%
01418 TAX COLLECTOR								
01418 0100	Full-Time Employees	67,112	0	67,112	25,983.36	.00	41,128.64	38.7%
01418 0109	Overtime	2,500	0	2,500	1,174.75	.00	1,325.25	47.0%
01418 0224	NH Tax Collectors As	50	0	50	.00	.00	50.00	.0%
01418 4238	Mortgage Search	5,000	0	5,000	.00	.00	5,000.00	.0%
01418 4634	Bill Processing Serv	10,000	0	10,000	3,160.00	.00	6,840.00	31.6%
TOTAL TAX COLLECTOR		84,662	0	84,662	30,318.11	.00	54,343.89	35.8%
01421 COMMUNITY DEL								
01421 0100	Full-Time Employees	336,752	0	336,752	110,081.23	.00	226,671.17	32.7%
01421 0109	Overtime	2,500	0	2,500	596.27	.00	1,903.73	23.9%
01421 0111	Longevity	1,500	0	1,500	.00	.00	1,500.00	.0%
01421 0150	Part-time Employee -	0	0	0	13,262.58	.00	-13,262.58	100.0%
01421 0201	Advertising	4,000	0	4,000	733.50	.00	3,266.50	18.3%
01421 0205	Boot Allowance	250	0	250	250.00	.00	.00	100.0%
01421 0210	Cell Phone	1,000	0	1,000	293.81	.00	706.19	29.4%
01421 0220	Dues - Memberships	1,700	0	1,700	480.00	.00	1,220.00	28.2%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01421 0246 Master Plan Update	0	0	0	4,652.50	-4,652.50	.00	.0%
01421 0258 Printing	200	0	200	80.00	.00	120.00	40.0%
01421 0259 Publications	200	0	200	.00	.00	200.00	.0%
01421 4207 Misc. Service Contra	75,000	0	75,000	3,189.49	-3,057.50	74,868.01	.2%
01421 4288 Vehicle Maintenance	1,500	0	1,500	.00	.00	1,500.00	.0%
01421 4395 Supplies - Miscellan	500	0	500	717.56	.00	-217.56	143.5%
01421 4617 Inspection Services	4,000	0	4,000	.00	.00	4,000.00	.0%
01421 4648 Professional GIS Ser	8,000	0	8,000	.00	.00	8,000.00	.0%
TOTAL COMMUNITY DEL	437,102	0	437,102	134,336.94	-7,710.00	310,475.46	29.0%
01430 POLICE/DEPT							
01430 0100 Full-time Employees	1,510,255	0	1,510,255	533,193.93	.00	977,060.87	35.3%
01430 0109 Overtime	96,000	0	96,000	52,707.77	.00	43,292.23	54.9%
01430 0111 Longevity	4,000	0	4,000	.00	.00	4,000.00	.0%
01430 0113 Training	10,000	0	10,000	2,874.80	.00	7,125.20	28.7%
01430 0114 Detail	0	0	0	2,800.00	.00	-2,800.00	100.0%
01430 0116 Cadets/Parking Enfor	46,106	0	46,106	1,344.90	.00	44,760.70	2.9%
01430 0117 Prosecution Services	54,000	0	54,000	22,500.00	.00	31,500.00	41.7%
01430 0121 Special Officers	93,479	0	93,479	37,293.75	.00	56,185.61	39.9%
01430 0150 Part-time Employees	4,500	0	4,500	1,513.22	.00	2,986.78	33.6%
01430 0174 Safety Grant - Mobil	0	0	0	1,473.61	.00	-1,473.61	100.0%
01430 0176 Safety Grant - Pedes	0	0	0	709.55	.00	-709.55	100.0%
01430 0181 Safety Grant - Distr	1,200	0	1,200	.00	.00	1,200.00	.0%
01430 0182 Grant - Pedestrian	3,000	0	3,000	.00	.00	3,000.00	.0%
01430 0185 Safety Grant - Speed	1,200	0	1,200	304.09	.00	895.91	25.3%
01430 0186 Safety Grant - Safe	3,400	0	3,400	.00	.00	3,400.00	.0%
01430 0201 Safety Grant - DWI	1,200	0	1,200	.00	.00	1,200.00	.0%
01430 0201 Advertising	150	0	150	.00	.00	150.00	.0%
01430 0205 Boots	2,750	0	2,750	3,000.00	.00	-250.00	109.1%
01430 0210 Cell Phones	12,500	0	12,500	4,069.76	.00	8,430.24	32.6%
01430 0220 Dues - Memberships	650	0	650	.00	.00	650.00	.0%
01430 0240 Law Book Updates	400	0	400	.00	.00	400.00	.0%
01430 0290 Uniforms	17,000	0	17,000	7,462.11	.00	9,537.89	43.9%
01430 0355 Minor Equipment	24,000	0	24,000	77,646.23	-76,897.00	23,250.77	3.1%
01430 0365 Police Vehicles	84,000	0	84,000	13,380.00	51,298.84	19,321.16	77.0%
01430 0370 Portable Radios	3,000	0	3,000	370.00	.00	2,630.00	12.3%
01430 4113 Boat Maintenance	2,500	0	2,500	1,215.00	.00	1,285.00	48.6%
01430 4115 Building Repairs & M	10,000	0	10,000	22,827.72	-17,890.00	5,062.28	49.4%
01430 4125 Software Maintenance	20,000	0	20,000	18,698.20	.00	1,301.80	93.5%
01430 4143 Equipment Maintenance	0	0	0	356.08	.00	-356.08	100.0%



YEAR-TO-DATE BUDGET REPORT

FOR 2026 05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01430 4155 Fire Extinguisher Ma	550	0	550	477.60	.00	72.40	86.8%
01430 4240 Radar Maintenance	1,000	0	1,000	965.50	.00	34.50	96.6%
01430 4241 Radio Maintenance	15,000	0	15,000	16,688.52	-10,727.00	9,038.48	39.7%
01430 4252 Alarm Maintenance	1,000	0	1,000	830.00	.00	170.00	83.0%
01430 4288 Vehicle Maintenance	10,000	0	10,000	8,198.09	.00	1,801.91	82.0%
01430 4300 Ammunition	6,000	0	6,000	4,818.25	1,110.75	71.00	98.8%
01430 4301 Animal Control suppl	15	0	15	.00	.00	15.00	.0%
01430 4370 Intoxilyzer supplies	250	0	250	114.08	.00	135.92	45.6%
01430 4395 Office Supplies	5,000	0	5,000	686.66	.00	4,313.34	13.7%
01430 4450 Tires - Auto	5,500	0	5,500	.00	.00	5,500.00	.0%
01430 4514 Blood/Alcohol Exams	5,500	0	5,500	.00	.00	5,500.00	.0%
01430 4829 Motorcycle Lease	1,950	0	1,950	.00	.00	1,950.00	.0%
TOTAL POLICE DEPT	2,052,055	0	2,052,055	838,519.42	-53,104.41	1,266,639.75	38.3%
01433 FIRE							
01433 0100 Full-Time Employees	511,021	0	511,021	194,860.68	.00	316,160.60	38.1%
01433 0109 Overtime Pay	46,241	0	46,241	5,253.88	.00	40,986.99	11.4%
01433 0111 Longevity	1,500	0	1,500	.00	.00	1,500.00	.0%
01433 0113 Training	19,500	0	19,500	1,920.00	.00	17,580.00	9.8%
01433 0122 Firefighters	262,500	0	262,500	59,781.28	.00	202,718.72	22.8%
01433 0150 Part-Time Employees	96,357	0	96,357	29,655.06	.00	66,702.24	30.8%
01433 0201 Advertising	450	0	450	.00	.00	450.00	.0%
01433 0205 Boots	1,750	0	1,750	1,910.93	.00	-160.93	109.2%
01433 0210 Cell Phones	7,000	0	7,000	1,888.22	.00	5,111.78	27.0%
01433 0220 Dues - Memberships	12,000	0	12,000	365.00	.00	11,635.00	3.0%
01433 0222 NH State Firemen's A	1,600	0	1,600	.00	.00	1,600.00	.0%
01433 0259 Publications	1,000	0	1,000	.00	.00	1,000.00	.0%
01433 0290 Uniforms	12,000	0	12,000	3,161.35	.00	8,838.65	26.3%
01433 0293 Awards, Badges, Insi	5,500	0	5,500	401.20	.00	5,098.80	7.3%
01433 0355 Minor Equipment	30,000	0	30,000	1,778.98	.00	28,221.02	5.9%
01433 0372 Safety Equipment	3,000	0	3,000	12,194.20	-11,938.21	2,744.01	8.5%
01433 4113 Boat Maintenance	3,000	0	3,000	631.13	.00	2,368.87	21.0%
01433 4115 Building Maintenance	60,000	0	60,000	7,329.03	6,016.31	46,654.66	22.2%
01433 4125 Computer Software Ma	4,000	0	4,000	3,998.00	.00	2.00	100.0%
01433 4143 Equipment Maintenance	3,500	0	3,500	4,141.74	.00	-641.74	118.3%
01433 4154 Fire Alarm Maintenan	2,200	0	2,200	1,677.44	.00	522.56	76.2%
01433 4155 Fire Extinguisher Ma	1,400	0	1,400	172.50	.00	1,227.50	12.3%
01433 4241 Radio Maintenance	1,500	0	1,500	452.23	.00	1,047.77	30.1%
01433 4251 SCBA Maintenance	4,000	0	4,000	1,372.05	.00	2,627.95	34.3%
01433 4288 Vehicle Maintenance	16,000	0	16,000	3,265.31	.00	12,734.69	20.4%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01433 4351 Fire Prevention Mate	1,000	0	1,000	.00	.00	1,000.00	.0%
01433 4352 Fittings & Couplings	1,800	0	1,800	192.66	.00	1,607.34	10.7%
01433 4361 Hose & Accessories	4,500	0	4,500	3,321.00	.00	1,179.00	73.8%
01433 4395 Office Supplies	3,500	0	3,500	531.76	.00	2,968.24	15.2%
01433 4431 Safety Supplies	40,000	0	40,000	7,605.21	200.00	32,194.79	19.5%
01433 4460 Training Supplies	800	0	800	.00	.00	800.00	.0%
01433 4538 Issuance of Fire Per	150	0	150	.00	.00	150.00	.0%
TOTAL FIRE	1,158,769	0	1,158,769	347,860.84	-5,721.90	816,630.51	29.5%
01434 FOREST FIRE							
01434 0201 Advertising (Forest	100	0	100	.00	.00	100.00	.0%
01434 0327 Forestry Equip - For	100	0	100	.00	.00	100.00	.0%
01434 4840 Tower Rental (Forest	500	0	500	.00	.00	500.00	.0%
TOTAL FOREST FIRE	700	0	700	.00	.00	700.00	.0%
01436 SOLID WASTE							
01436 0100 Full-Time Employees	334,838	0	334,838	103,882.42	.00	230,955.18	31.0%
01436 0109 Overtime	15,000	0	15,000	2,979.70	.00	12,020.30	19.9%
01436 0150 Part-Time Employees	29,675	0	29,675	.00	.00	29,675.10	.0%
01436 0201 Advertising	100	0	100	.00	.00	100.00	.0%
01436 0205 Boot Allowance	1,750	0	1,750	1,250.00	.00	500.00	71.4%
01436 0220 Dues - Memberships	1,000	0	1,000	1,148.18	.00	-148.18	114.8%
01436 0259 Publications	25	0	25	.00	.00	25.00	.0%
01436 0290 Uniforms	3,000	0	3,000	1,274.44	.00	1,725.56	42.5%
01436 0355 Minor Equipment	750	0	750	.00	.00	750.00	.0%
01436 0395 Kenworth	48,000	0	48,000	.00	.00	48,000.00	.0%
01436 4115 Building Maintenance	3,500	0	3,500	10,383.96	.00	-6,883.96	296.7%
01436 4143 Equipment Maintenance	3,250	0	3,500	192.18	.00	3,307.82	5.5%
01436 4155 Fire Extinguisher Ma	250	0	250	.00	.00	250.00	.0%
01436 4171 Grinder/Chipper Main	10,000	0	10,000	.00	.00	10,000.00	.0%
01436 4250 Scales/Computer Main	4,000	0	4,000	4,112.00	.00	-112.00	102.8%
01436 4288 Vehicle Maintenance	40,000	0	40,000	1,791.89	.00	38,208.11	4.5%
01436 4298 Yard Maintenance	25,000	0	25,000	7,343.34	.00	22,656.66	9.4%
01436 4304 Baling Wire	3,500	0	3,500	1,325.91	.00	2,174.09	37.9%
01436 4395 Office Supplies	500	0	500	47.46	.00	452.54	9.5%
01436 4431 Safety Equipment	350	0	350	.00	.00	350.00	.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01436 4451 Trailer Tires	12,000	0	12,000	40.00	.00	11,960.00	.3%
01436 4520 Const Debris/Asphalt	110,000	0	110,000	20,464.06	.00	89,535.94	18.6%
01436 4530 Trans - Demolition D	5,000	0	5,000	1,300.00	.00	3,700.00	26.0%
01436 4535 Trans - Woodchip Dis	500	0	500	.00	.00	500.00	.0%
01436 4540 Hazardous Waste Coll	12,500	0	12,500	1,132.72	.00	12,500.00	.0%
01436 4550 Propane Tank Dispos	215,000	0	215,000	59,427.51	.00	155,572.49	27.6%
01436 4551 AVRRDD	250	0	250	.00	.00	250.00	.0%
01436 4560 Scrap Metal	5,000	0	5,000	.00	.00	5,000.00	.0%
01436 4581 Trans - Trash Dispos	15,000	0	15,000	7,975.70	.00	7,024.30	53.2%
01436 4611 Engineer/Engineering							
TOTAL SOLID WASTE	900,488	0	900,488	226,071.47	-5,000.00	679,416.23	24.6%
01437 BUILDINGS & GROUNDS							
01437 0100 Full-Time Employees	266,472	0	266,472	102,064.01	.00	164,407.59	38.3%
01437 0109 Overtime	10,000	0	10,000	7,099.56	.00	2,900.44	71.0%
01437 0155 Seasonal/Temporary E	15,000	0	15,000	.00	.00	15,000.00	.0%
01437 0201 Advertising	100	0	100	.00	.00	100.00	.0%
01437 0205 Boots	1,500	0	1,500	1,250.00	.00	250.00	83.3%
01437 0210 Cell Phones	500	0	500	.00	.00	500.00	.0%
01437 0290 Uniforms	2,500	0	2,500	1,122.49	.00	1,377.51	44.9%
01437 0333 Garbage Containers	250	0	250	126.92	.00	123.08	50.8%
01437 0355 Minor Equipment	5,000	0	5,000	255.59	.00	4,744.41	5.1%
01437 4115 Building Maintenance	35,000	0	35,000	9,956.03	.00	25,043.97	28.4%
01437 4143 Equipment Maintenance	3,000	0	3,000	276.95	.00	2,723.05	9.2%
01437 4172 Grounds Maintenance	15,000	0	15,000	3,877.20	.00	11,122.80	25.8%
01437 4173 Grounds Maintenance-	15,000	0	15,000	3,029.09	7,782.00	4,188.91	72.1%
01437 4285 Vandalism	500	0	500	.00	.00	500.00	.0%
01437 4288 Vehicle Maintenance	8,500	0	8,500	2,391.79	.00	6,108.21	28.1%
01437 4292 Irrigation Maintenanc	2,500	0	2,500	.00	.00	2,500.00	.0%
01437 4395 Office Supplies	300	0	300	-8.75	.00	308.75	-2.9%
01437 4810 Chemical Toilets	4,000	0	4,000	238.00	.00	3,762.00	6.0%
TOTAL BUILDINGS & GROUNDS	385,122	0	385,122	131,678.88	7,782.00	245,660.72	36.2%
01438 CEMETERY							
01438 0100 Full-Time Employees	60,028	0	60,028	23,860.25	.00	36,167.75	39.7%
01438 0109 Overtime	3,500	0	3,500	207.69	.00	3,292.31	5.9%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01438 0205 Boot Allowance	300	0	300	250.00	.00	50.00	83.3%
01438 0220 Dues - Memberships	100	0	100	.00	.00	100.00	.0%
01438 0290 Uniforms	750	0	750	263.34	.00	486.66	35.1%
01438 0355 Misc. Equip.	500	0	500	.00	.00	500.00	.0%
01438 0382 Vehicle	37,500	0	37,500	.00	.00	37,500.00	.0%
01438 4115 Building Maintenance	1,500	0	1,500	30,547.67	-30,500.00	1,432.33	3.2%
01438 4143 Equipment Maintenance	2,500	0	2,500	74.91	.00	2,425.09	3.0%
01438 4243 Road Maintenance	2,500	0	2,500	.00	.00	2,500.00	.0%
01438 4274 Tree Maintenance	3,000	0	3,000	.00	.00	3,000.00	.0%
01438 4280 Outlying Cemetery Ma	250	0	250	.00	.00	250.00	.0%
01438 4288 Vehicle Maintenance	1,500	0	1,500	134.04	.00	1,365.96	8.9%
01438 4292 Water Line Maintenan	100	0	100	.00	.00	100.00	.0%
01438 4295 Winter Maintenance	100	0	100	.00	.00	100.00	.0%
01438 4350 Fertilizer	1,000	0	1,000	.00	.00	1,000.00	.0%
01438 4395 Office Supplies	1,250	0	1,250	73.61	.00	1,176.39	29.4%
01438 4397 Supplies - Miscellan	500	0	500	189.40	.00	310.60	37.9%
TOTAL CEMETERY	115,878	0	115,878	55,600.91	-30,500.00	90,777.09	21.7%
01439 PUBLIC WORKS							
01439 0100 Full-Time Employees	1,074,875	0	1,074,875	417,307.91	.00	657,566.89	38.8%
01439 0109 Overtime	125,000	0	125,000	109,098.71	.00	15,901.29	87.3%
01439 0111 Longevity	2,500	0	2,500	.00	.00	2,500.00	.0%
01439 0150 Part-Time Employees	32,783	0	32,783	22,723.54	.00	10,059.86	69.3%
01439 0155 Seasonal/Temporary E	20,000	0	20,000	.00	.00	20,000.00	.0%
01439 0201 Advertising	250	0	250	90.00	.00	160.00	36.0%
01439 0210 Boots	3,500	0	3,500	3,250.00	.00	250.00	92.9%
01439 0220 Cell Phones	3,000	0	3,000	656.02	.00	2,343.98	21.9%
01439 0220 Dues - Memberships	400	0	400	.00	.00	400.00	.0%
01439 0290 Uniforms	12,000	0	12,000	3,363.43	.00	8,636.57	28.0%
01439 0560 Highway Block Grant	220,000	0	220,000	.00	.00	220,000.00	.0%
01439 4105 Backhoe Maintenance	3,000	0	3,000	.00	.00	3,000.00	.0%
01439 4115 Building Maintenance	40,000	0	40,000	6,239.79	.00	33,760.21	15.6%
01439 4148 Excavator Maintenance	3,500	0	3,500	.00	.00	3,500.00	.0%
01439 4155 Fire Extinguisher Ma	2,000	0	2,000	2,123.04	.00	-123.04	106.2%
01439 4168 Grader Maintenance	10,000	0	10,000	.00	.00	10,000.00	.0%
01439 4198 Loader Maintenance	5,000	0	5,000	.00	.00	5,000.00	.0%
01439 4225 Outside Vehicle Repa	25,000	0	25,000	1,812.50	.00	23,187.50	7.3%
01439 4241 Radio Repairs	3,500	0	3,500	346.00	.00	3,154.00	9.9%
01439 4288 Vehicle Maintenance	125,000	0	125,000	78,223.97	9,600.00	37,176.03	70.3%
01439 4327 Cold Patch Material	3,500	0	3,500	469.04	.00	3,030.96	13.4%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01	50,000	0	50,000	1,350.35	6,800.00	41,849.65	16.3%
01439 4335	7,500	0	7,500	4,632.79	.00	2,867.21	61.8%
01439 4360	1,500	0	1,500	1,413.09	.00	86.91	94.2%
01439 4385	2,500	0	2,500	.00	.00	2,500.00	.0%
01439 4391	3,000	0	3,000	437.09	.00	2,562.91	14.6%
01439 4395	1,500	0	1,500	409.98	.00	1,090.02	27.3%
01439 4413	20,000	0	20,000	2,081.30	.00	17,918.70	10.4%
01439 4420	425,000	0	425,000	.00	.00	425,000.00	.0%
01439 4432	225,000	0	225,000	139,625.58	78,838.74	6,535.68	97.1%
01439 4434	80,000	0	80,000	87,978.00	.00	-7,978.00	110.0%
01439 4437	1,000	0	1,000	394.80	.00	605.20	39.5%
01439 4445	21,500	0	21,500	1,135.65	.00	20,364.35	5.3%
01439 4452	25,000	0	25,000	5,436.88	.00	19,563.12	21.7%
01439 4482	500	0	500	175.10	.00	324.90	35.0%
01439 4483	32,000	0	32,000	5,165.58	.00	26,834.42	16.1%
01439 4490	125,000	0	125,000	4,200.00	.00	120,800.00	3.4%
01439 4491	25,000	0	25,000	2,210.00	.00	22,790.00	8.8%
01439 4500	500,000	0	500,000	.00	300,000.00	200,000.00	60.0%
01439 4511	100	0	100	.00	.00	100.00	.0%
01439 4512	2,500	0	2,500	.00	.00	2,500.00	.0%
01439 4521	30,000	0	30,000	11,062.50	8,937.50	10,000.00	66.7%
01439 4531	1,000	0	1,000	.00	.00	1,000.00	.0%
01439 4533	20,000	0	20,000	.00	.00	20,000.00	.0%
01439 4549	30,000	0	30,000	.00	.00	30,000.00	.0%
01439 4568	15,000	0	15,000	1,822.50	.00	13,177.50	12.2%
01439 4573	37,500	0	37,500	.00	.00	37,500.00	.0%
01439 4574	30,000	0	30,000	16,878.64	1,997.36	11,124.00	62.9%
01439 4582	20,000	0	20,000	750.00	5,600.00	13,650.00	31.8%
01439 4815	30,000	0	30,000	690.00	.00	29,310.00	2.3%
01439 4830	1,000	0	1,000	323.54	.00	676.46	32.4%
TOTAL PUBLIC WORKS	3,477,908	0	3,477,908	933,877.32	411,773.60	2,132,257.28	38.7%
01441 PARKS							
01441 0100	364,854	0	364,854	127,316.59	.00	237,537.41	34.9%
01441 0109	27,540	0	27,540	9,834.46	.00	17,705.54	35.7%
01441 0111	2,000	0	2,000	.00	.00	2,000.00	.0%
01441 0150	208,763	0	208,763	58,602.46	.00	150,160.64	28.1%
01441 0201	400	0	400	18.00	.00	382.00	4.5%
01441 0205	1,000	0	1,000	1,000.00	.00	.00	100.0%
01441 0210	2,000	0	2,000	1,619.35	.00	380.65	81.0%



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01							
General Fund							
01441 0220	1,100	0	1,100	929.00	.00	171.00	84.5%
01441 0258	400	0	400	.00	.00	400.00	.0%
01441 0290	1,200	0	1,200	140.50	.00	1,059.50	11.7%
01441 0343	2,300	0	2,300	583.60	.00	1,716.40	25.4%
01441 0355	10,000	0	10,000	1,224.30	.00	8,775.70	12.2%
01441 0451	700	0	700	376.00	.00	324.00	53.7%
01441 0453	33,000	0	33,000	10,570.03	.00	22,429.97	32.0%
01441 0457	13,000	0	13,000	.00	.00	13,000.00	.0%
01441 0458	11,000	0	11,000	.00	.00	11,000.00	.0%
01441 0470	800	0	800	.00	.00	800.00	.0%
01441 0473	1,200	0	1,200	.00	.00	1,200.00	.0%
01441 0475	6,500	0	6,500	.00	.00	6,500.00	.0%
01441 0478	500	0	500	.00	.00	500.00	.0%
01441 4115	204,000	0	204,000	55,766.18	7,651.00	140,582.82	31.1%
01441 4153	49,600	0	49,600	9,756.75	24,731.25	15,112.00	69.5%
01441 4252	1,500	0	1,500	2,200.00	.00	-700.00	146.7%
01441 4288	5,000	0	5,000	1,481.82	.00	3,518.18	29.6%
01441 4293	600	0	600	.00	.00	600.00	.0%
01441 4395	2,300	0	2,300	1,304.38	.00	995.62	56.7%
01441 4399	247,440	0	247,440	63,497.48	124,669.00	59,273.52	76.0%
01441 4431	1,800	0	1,800	225.29	.00	1,574.71	12.5%
01441 4445	1,000	0	1,000	745.48	.00	254.52	74.5%
01441 4475	5,000	0	5,000	389.63	.00	4,610.37	7.8%
01441 4476	1,000	0	1,000	335.44	.00	664.56	33.5%
TOTAL PARKS	1,207,497	0	1,207,497	347,916.74	157,051.25	702,529.11	41.8%

01450 LIBRARY

01450 0100	371,856	0	371,856	145,395.31	.00	226,460.69	39.1%
01450 0109	0	0	0	10.08	.00	-10.08	100.0%
01450 0111	3,000	0	3,000	1,500.00	.00	1,500.00	50.0%
01450 0150	141,900	0	141,900	55,197.42	.00	86,702.60	38.9%
01450 0201	500	0	500	.00	.00	500.00	.0%
01450 0257	1,500	0	1,500	828.00	.00	672.00	55.2%
01450 0286	1,200	0	1,200	287.54	.00	912.46	24.0%
01450 0358	5,000	0	5,000	1,844.35	.00	3,155.65	36.9%
01450 0405	4,000	0	4,000	1,061.48	.00	2,938.52	26.5%
01450 0406	500	0	500	.00	.00	500.00	.0%
01450 0410	12,000	0	12,000	3,030.78	.00	8,969.22	25.3%
01450 0412	2,700	0	2,700	980.86	.00	1,719.14	36.3%
01450 0414	6,000	0	6,000	911.85	.00	5,088.15	15.2%



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01450 0415 Books - Easy Allocation	3,000	0	3,000	762.44	.00	2,237.56	25.4%
01450 0430 Newspapers	8,500	0	8,500	.00	.00	8,500.00	.0%
01450 0437 Digital Collection	750	0	750	36.00	.00	714.00	4.8%
01450 0439 Summer Reading Progr	12,000	0	12,000	7,142.26	.00	4,857.74	59.5%
01450 0445 Reference Materials	1,600	0	1,600	232.10	.00	1,367.90	14.5%
01450 4025 Archiving Materials	2,000	0	2,000	9,051.49	-8,000.00	948.51	52.6%
01450 4100 HVAC	300	0	300	.00	.00	300.00	.0%
01450 4115 Building Repair & Ma	15,000	0	15,000	23,740.36	-5,966.00	-2,774.36	118.5%
01450 4154 Alarm System	17,000	0	17,000	12,997.30	.00	4,002.70	76.5%
01450 4155 Fire Extinguishers	2,500	0	2,500	.00	.00	2,500.00	.0%
01450 4381 Children's Supplies	1,350	0	1,350	771.00	.00	-471.00	257.0%
01450 4395 Office Supplies	8,800	0	8,800	672.69	.00	677.31	49.8%
01450 4515 Professional Carpet	4,000	0	4,000	3,561.60	.00	5,238.40	40.5%
01450 4618 Janitorial Services	50,240	0	50,240	24,052.43	21,067.50	4,000.00	.0%
01450 4628 Software Support	4,000	0	4,000	2,735.00	.00	5,120.07	89.8%
TOTAL LIBRARY	681,496	0	681,496	296,802.34	7,101.50	377,592.18	44.6%
01459 Personal Admin							
01459 0248 Meetings & Training	26,000	0	26,000	9,317.73	.00	16,682.27	35.8%
01459 0600 Health Insurance	1,873,665	0	1,873,665	1,465,353.92	.00	408,311.40	78.2%
01459 0601 Dental Insurance	99,823	0	99,823	42,029.90	.00	57,793.06	42.1%
01459 0602 Life Insurance	32,868	0	32,868	20,448.83	.00	12,419.45	62.2%
01459 0603 FICA	346,918	0	346,918	.00	.00	346,918.34	.0%
01459 0604 Medicare	104,466	0	104,466	.00	.00	104,465.58	.0%
01459 0605 Retirement I	594,161	0	594,161	226,694.17	.00	367,466.89	38.2%
01459 0606 Retirement II	413,972	0	413,972	162,769.29	.00	251,203.05	39.3%
01459 0607 Retirement III	162,442	0	162,442	57,356.73	.00	105,085.19	35.3%
01459 0609 Unemployment Compens	0	0	0	2,189.00	.00	-2,189.00	100.0%
01459 0610 Disability	82,326	0	82,326	23,289.47	.00	59,036.95	28.3%
01459 0611 Insurance Deductible	1,000	0	1,000	.00	.00	1,000.00	.0%
01459 0614 Physicals - Depart	22,100	0	22,100	4,262.67	.00	17,737.33	19.4%
01459 0615 Hep B Shots	100	0	100	.00	.00	100.00	.0%
01459 0616 Drug/Alcohol Test or	2,000	0	2,000	818.00	.00	1,182.00	40.9%
01459 0617 Section 125 Expenses	1,000	0	1,000	.00	.00	1,000.00	.0%
01459 0618 Background Checks	1,500	0	1,500	784.00	.00	716.00	52.3%
01459 0619 Health Insurance Opt	93,000	0	93,000	31,110.61	.00	61,889.39	33.5%
01459 0630 Wellness Program (FD	2,200	0	2,200	.00	.00	2,200.00	.0%
TOTAL Personal Admin	3,859,442	0	3,859,442	2,046,424.32	.00	1,813,017.90	53.0%
01460 ETF							

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01460 0819 FD Equipment Replace	182,000	0	182,000	.00	.00	182,000.00	.0%
01460 0820 FD Vehicle Rplmnt ET	535,000	0	535,000	.00	.00	535,000.00	.0%
01460 0826 Main Street Rehab ET	75,000	0	75,000	.00	.00	75,000.00	.0%
01460 0843 Rec. Facility Improv	200,000	0	200,000	.00	.00	200,000.00	.0%
01460 0844 DPW Equip. Replaceme	337,000	0	337,000	.00	.00	337,000.00	.0%
01460 0847 Waterfront Infrastru	75,000	0	75,000	.00	.00	75,000.00	.0%
TOTAL ETF	1,404,000	0	1,404,000	.00	.00	1,404,000.00	.0%
01465 Equip replacement							
01465 0246 Com Dev Professional	0	0	0	6,950.00	-6,950.00	.00	.0%
01465 0826 Main Street Rehabil	0	0	0	6,464.06	.00	-6,464.06	100.0%
01465 0836 Waukegan Water Quali	0	0	0	40,840.00	-40,840.00	.00	.0%
01465 4707 Parks & Rec Faciliti	0	0	0	18,639.75	-18,639.75	.00	.0%
01465 4721 DPW Equipment Purcha	0	0	0	182,053.00	.00	-182,053.00	100.0%
TOTAL Equip Replacement	0	0	0	254,946.81	-66,429.75	-188,517.06	100.0%
01470 Bonds							
01470 0984 Bundled Project Bond	83,000	0	83,000	.00	.00	83,000.00	.0%
01470 0986 Dpw Facility Bond	430,000	0	430,000	.00	.00	430,000.00	.0%
01470 0987 Library Renovation B	230,000	0	230,000	.00	.00	230,000.00	.0%
TOTAL Bonds	743,000	0	743,000	.00	.00	743,000.00	.0%
01480 Bonds							
01480 0978 TAN - Interest	10,000	0	10,000	.00	.00	10,000.00	.0%
01480 0984 Bundled Project Bond	1,358	0	1,358	.00	.00	1,358.00	.0%
01480 0986 Dpw Facility Bond In	167,490	0	167,490	.00	.00	167,490.00	.0%
01480 0987 Library Renovation B	89,700	0	89,700	.00	.00	89,700.00	.0%
TOTAL Bonds	268,548	0	268,548	.00	.00	268,548.00	.0%
01902 SCHOOL FUND							
01902 0996 Interlakes School Di	0	0	0	11,931,292.00	.00	-11,931,292.00	100.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026-05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
TOTAL SCHOOL FUND	0	0	0	11,931,292.00	.00	-11,931,292.00	100.0%
01904 VILLAGE DISTRICT							
01904 0994 Village District App	0	0	0	3,007.97	.00	-3,007.97	100.0%
TOTAL VILLAGE DISTRICT	0	0	0	3,007.97	.00	-3,007.97	100.0%
TOTAL General Fund	21,091,032	0	21,091,032	19,641,702.18	521,571.29	927,758.90	95.6%
TOTAL EXPENSES	21,091,032	0	21,091,032	19,641,702.18	521,571.29	927,758.90	

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
02 Water Fund							
02465 Water Capital Improvements							
02465 0848 Water System Improve	0	0	0	28,393.62	-7,893.62	-20,500.00	100.0%
TOTAL Water Capital Improvements	0	0	0	28,393.62	-7,893.62	-20,500.00	100.0%
02502 WATER FUND ORG							
02502 0100 Full-Time Employees	161,130	0	161,130	59,846.83	.00	101,283.62	37.1%
02502 0109 Overtime	6,500	0	6,500	2,079.09	.00	4,420.91	32.0%
02502 0201 Advertising	500	0	500	67.50	.00	432.50	13.5%
02502 0205 Boots	750	0	750	500.00	.00	250.00	66.7%
02502 0210 Cell Phones	1,500	0	1,500	453.85	.00	1,046.15	30.3%
02502 0213 Dam Registration Fee	1,600	0	1,600	.00	.00	1,600.00	0%
02502 0220 Membership Dues	1,500	0	1,500	1,028.00	.00	472.00	68.5%
02502 0241 Licenses	1,500	0	1,500	1,412.00	.00	88.00	94.1%
02502 0258 Printing	5,000	0	5,000	587.25	.00	4,412.75	11.7%
02502 0286 Telephone	2,300	0	2,300	231.98	.00	2,068.02	10.1%
02502 0290 Uniforms	800	0	800	196.08	.00	603.92	24.5%
02502 0319 Equipment - Miscella	5,000	0	5,000	521.53	.00	4,478.47	10.4%
02502 0344 IT/GIS Mapping Equip	1,000	0	1,000	.00	.00	1,000.00	0%
02502 0500 Electricity	43,000	0	43,000	27,860.68	.00	15,139.32	64.8%
02502 0505 Heating Oil	7,000	0	7,000	3,533.33	.00	3,466.67	50.5%
02502 0600 Health Insurance	20,223	0	20,223	12,830.21	.00	7,393.01	63.4%
02502 0601 Dental Insurance	1,322	0	1,322	676.70	.00	645.10	51.2%
02502 0602 Life Insurance	180	0	180	270.00	.00	90.00	150.0%
02502 0603 FICA	10,393	0	10,393	.00	.00	10,393.09	0%
02502 0604 Medicare	2,431	0	2,431	.00	.00	2,430.64	0%
02502 0605 Retirement	19,444	0	19,444	.00	.00	19,443.80	0%
02502 0619 Health Insurance Opt	12,000	0	12,000	3,029.04	.00	8,970.96	25.2%
02502 0700 Gas - Unleaded	4,600	0	4,600	712.17	.00	3,887.83	15.5%
02502 0701 Diesel	11,400	0	11,400	935.72	.00	10,464.28	8.2%
02502 0898 water Capital Recove	100,000	0	100,000	.00	.00	100,000.00	0%
02502 0964 Bundled Project Debt	26,928	0	26,928	.00	.00	26,928.00	0%
02502 4115 Building Repairs & M	10,000	0	10,000	.00	.00	10,000.00	0%
02502 4181 Hydrant Replacement	15,000	0	15,000	5,265.11	.00	9,734.89	35.1%
02502 4200 Meter Repair	7,000	0	7,000	1,680.63	.00	5,319.37	24.0%
02502 4205 Misc Repairs & Maint	7,000	0	7,000	.00	.00	7,000.00	0%
02502 4252 Alarm Maintenance	1,500	0	1,500	.00	.00	1,500.00	0%
02502 4288 Vehicle Maintenance	5,000	0	5,000	4,449.11	.00	550.89	89.0%



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05		ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
02	Water Fund								
02502 4290	Water Intake	800	0	800	.00	.00	800.00	.0%	
02502 4293	Water Testing	9,500	0	9,500	1,857.86	.00	7,642.14	19.6%	
02502 4325	Chemicals	15,500	0	15,500	6,787.63	.00	8,712.37	43.8%	
02502 4380	Laboratory - Supplie	20,000	0	20,000	3,619.21	.00	16,380.79	18.1%	
02502 4394	Meters - Water	25,000	0	25,000	22,823.43	.00	2,176.57	91.3%	
02502 4395	Office Supplies	2,500	0	2,500	1,839.36	.00	640.64	74.4%	
02502 4431	Safety - Supplies	3,000	0	3,000	1,168.07	.00	1,831.93	38.9%	
02502 4500	Asphalt Paving	12,000	0	12,000	.00	.00	12,000.00	.0%	
02502 4510	Backflow Testing	15,000	0	15,000	.00	5,900.00	9,100.00	39.3%	
02502 4570	State Certification	1,500	0	1,500	.00	.00	1,500.00	.0%	
02502 4608	Consulting Services	10,000	0	10,000	.00	.00	10,000.00	.0%	
02502 5000	Distribution Mainten	65,000	0	65,000	3,668.40	.00	61,331.60	5.6%	
02502 5001	Treatment Plant Equi	65,000	0	65,000	31,386.15	.00	33,613.85	48.3%	
02502 5002	Booster Pumping Stat	50,000	0	50,000	17,414.99	.00	32,585.01	34.8%	
02502 5003	Instrumentation/Alar	30,000	0	30,000	15,536.17	.00	14,463.83	51.8%	
02502 5004	Water Building Maint	0	0	0	9,672.86	220.04	-9,892.90	100.0%	
	TOTAL WATER FUND ORG	818,301	0	818,301	243,960.94	6,120.04	568,220.02	30.6%	
	TOTAL Water Fund	818,301	0	818,301	272,354.56	-1,773.58	547,720.02	33.1%	
	TOTAL EXPENSES	818,301	0	818,301	272,354.56	-1,773.58	547,720.02		



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026_05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
03 Sewer Fund							
03503 SEWER FUND ORG							
03503 0100 Full-Time Employees	161,130	0	161,130	59,847.13	.00	101,283.32	37.1%
03503 0109 Overtime	6,500	0	6,500	2,079.15	.00	4,420.85	32.0%
03503 0205 Boots	1,500	0	1,500	500.00	.00	1,000.00	66.7%
03503 0210 Cell Phones	1,500	0	1,500	453.85	.00	1,046.15	30.3%
03503 0286 Telephone	500	0	500	231.96	.00	268.04	46.4%
03503 0290 Uniforms	800	0	800	702.00	.00	98.00	87.8%
03503 0319 Equipment - Miscella	3,000	0	3,000	34.16	.00	2,965.84	1.1%
03503 0300 Electricity	38,000	0	38,000	12,012.81	.00	25,987.19	31.6%
03503 0505 Heating Oil	3,500	0	3,500	2,443.31	.00	1,056.69	69.8%
03503 0510 Propane	3,600	0	3,600	3,933.86	.00	-333.86	109.3%
03503 0550 WRBP Administration	79,500	0	79,500	32,168.00	.00	47,332.00	40.5%
03503 0551 WRBP Capital Recover	78,500	0	78,500	.00	.00	78,500.00	.0%
03503 0552 WRBP Capital Replace	140,506	0	140,506	.00	.00	140,506.00	.0%
03503 0553 WRBP Operation & Mai	580,000	0	580,000	145,510.00	.00	434,490.00	25.1%
03503 0554 WRBP Indust Discharg	1,200	0	1,200	.00	.00	1,200.00	.0%
03503 0600 Health Insurance	20,223	0	20,223	12,830.24	.00	7,392.98	63.4%
03503 0601 Dental Insurance	1,322	0	1,322	676.65	.00	645.15	51.2%
03503 0602 Life Insurance	12	0	12	270.00	.00	-258.00	2250.0%
03503 0603 FICA	10,393	0	10,393	.00	.00	10,393.09	.0%
03503 0604 Medicare	2,431	0	2,431	.00	.00	2,430.64	.0%
03503 0605 Retirement	19,444	0	19,444	.00	.00	19,443.80	.0%
03503 0619 Health Insurance Opt	12,000	0	12,000	3,028.83	.00	8,971.17	25.2%
03503 0701 Diesel	3,750	0	3,750	935.72	.00	2,814.28	25.0%
03503 0899 Sewer Capital Recove	50,000	0	50,000	.00	.00	50,000.00	.0%
03503 0964 Bundled Project Debt	40,392	0	40,392	.00	.00	40,392.00	.0%
03503 4126 Collection System Ma	65,000	0	65,000	13,490.34	.00	51,509.66	20.8%
03503 4130 Dock Pump Repairs	2,000	0	2,000	.00	.00	2,000.00	.0%
03503 4143 Equipment Maintenanc	5,000	0	5,000	.00	.00	5,000.00	.0%
03503 4155 Fire Extinguisher Agre	1,000	0	1,000	.00	.00	1,000.00	.0%
03503 4170 Generator Maint Agre	3,500	0	3,500	524.03	.00	2,975.97	15.0%
03503 4205 Misc Repairs & Maint	4,000	0	4,000	.00	.00	4,000.00	.0%
03503 4241 Radio Maintenance	500	0	500	.00	.00	500.00	.0%
03503 4256 Sewer Pump Station M	35,000	0	35,000	31,016.74	.00	15,615.26	55.4%
03503 4288 Vehicle Maintenance	4,000	0	4,000	4,316.36	.00	-316.36	107.9%
03503 4325 Chemicals & Degrease	5,000	0	5,000	892.00	.00	4,108.00	17.8%
03503 4326 Cleaning supplies	400	0	400	253.32	.00	146.68	63.3%
03503 4380 Laboratory Supplies	500	0	500	.00	.00	500.00	.0%
03503 4390 Manhole / Line Repai	3,000	0	3,000	.00	.00	3,000.00	.0%
03503 4393 Meters for Sewer Onl	1,500	0	1,500	.00	.00	1,500.00	.0%
03503 4395 Office Supplies	2,500	0	2,500	41.00	.00	2,459.00	1.6%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
03 Sewer Fund							
03503 4431 Safety supplies	3,500	0	3,500	.00	.00	3,500.00	.0%
03503 4440 Small Tools	5,000	0	5,000	2,592.08	.00	2,407.92	51.8%
03503 4500 Asphalt Patching	6,000	0	6,000	.00	.00	6,000.00	.0%
03503 4561 Septic Pumping	5,000	0	5,000	.00	.00	5,000.00	.0%
03503 4800 Water Department Bui	7,200	0	7,200	.00	.00	7,200.00	.0%
03503 5003 Instrumentation/Alar	30,000	0	30,000	16,263.27	.00	13,736.73	54.2%
TOTAL SEWER FUND ORG	1,448,553	0	1,448,553	347,046.81	-11,632.00	1,113,138.19	23.2%
TOTAL Sewer Fund	1,448,553	0	1,448,553	347,046.81	-11,632.00	1,113,138.19	23.2%
TOTAL EXPENSES	1,448,553	0	1,448,553	347,046.81	-11,632.00	1,113,138.19	



Town of Meredith

YEAR-TO-DATE BUDGET REPORT

FOR 2026 '05		ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
ACCOUNTS FOR:								
05	Conservation Commission							
05505 F5 CONSERVATION								
05505	0220	Dues	0	700	625.00	.00	75.00	89.3%
05505	0248	Meetings & Training	0	300	.00	.00	300.00	.0%
05505	0258	Printing	0	250	.00	.00	250.00	.0%
05505	4395	Office Supplies	0	50	.00	.00	50.00	.0%
05505	4545	Plans & Maps	0	200	.00	.00	200.00	.0%
05505	4665	Professional Service	0	26,000	.00	.00	26,000.00	.0%
05505	4680	Trail Improvements/M	0	5,500	317.10	.00	5,182.90	5.8%
TOTAL F5 CONSERVATION			0	33,000	942.10	.00	32,057.90	2.9%
TOTAL Conservation Commission			0	33,000	942.10	.00	32,057.90	2.9%
TOTAL EXPENSES			0	33,000	942.10	.00	32,057.90	



Town of Meredith

YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05		ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
ACCOUNTS	FOR: General Fund							
01301 PT Abate								
01301 3010	Current Property Tax	0	0	0	-46,761.24	.00	46,761.24	100.0%
01301 3015	Property Taxes - Pri	0	0	0	1,064.15	.00	-1,064.15	100.0%
01301 3030	Payment in Lieu of T	-114,000	0	-114,000	-62,593.32	.00	-51,404.68	54.9%
	TOTAL PT Abate	-114,000	0	-114,000	-108,292.41	.00	-5,707.59	95.0%
01303 Tax Lien Costs								
01303 3070	Tax Lien Redemption	0	0	0	450.21	.00	-450.21	100.0%
	TOTAL Tax Lien Costs	0	0	0	450.21	.00	-450.21	100.0%
01304 Land Use Tax Rev								
01304 3050	Current Land Use Cha	0	0	0	-54.82	.00	54.82	100.0%
	TOTAL Land Use Tax Rev	0	0	0	-54.82	.00	54.82	100.0%
01305 Costs Prior TL								
01305 3080	Costs Prior to Tax L	-8,000	0	-8,000	24,794.79	.00	-32,794.79	-309.9%
01305 3081	Costs Prior to Tax D	-8,000	0	-8,000	.00	.00	-8,000.00	.0%
	TOTAL Costs Prior TL	-16,000	0	-16,000	24,794.79	.00	-40,794.79	-155.0%
01306 TL Costs								
01306 3047	Current Yield Tax In	-17,000	0	-17,000	.00	.00	-17,000.00	.0%
01306 3072	2020 Tax Lien Costs	-500	0	-500	.00	.00	-500.00	.0%
01306 3073	2019 Tax Lien Costs	-500	0	-500	.00	.00	-500.00	.0%
	TOTAL TL Costs	-18,000	0	-18,000	.00	.00	-18,000.00	.0%
01307 TL Interest								

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01307 3060 2021 Yield Tax Intere	-5,000	0	-5,000	.00	.00	-5,000.00	.0%
01307 3902 2017 Tax Lien Intere	0	0	0	-366.92	.00	366.92	100.0%
01307 3903 2018 Tax Lien Intere	-2,000	0	-2,000	.00	.00	-2,000.00	.0%
01307 3904 2019 Tax Lien Intere	-3,000	0	-3,000	.00	.00	-3,000.00	.0%
01307 3905 2020 Tax Lien Intere	-4,000	0	-4,000	-9,137.62	.00	5,137.62	228.4%
TOTAL TL Interest	-14,000	0	-14,000	-9,504.54	.00	-4,495.46	67.9%
01310 Boat Tax Rev							
01310 3035 Boat Taxes	-60,000	0	-60,000	.00	.00	-60,000.00	.0%
TOTAL Boat Tax Rev	-60,000	0	-60,000	.00	.00	-60,000.00	.0%
01311 PT Int							
01311 3016 Current Prop. Tax In	-18,000	0	-18,000	-5.66	.00	-17,994.34	.0%
01311 3051 Prior Property Tax I	-20,000	0	-20,000	.00	.00	-20,000.00	.0%
TOTAL PT Int	-38,000	0	-38,000	-5.66	.00	-37,994.34	.0%
01315 Rooms Meals Tax							
01315 3150 Highways & Bridges B	-226,472	0	-226,472	.00	.00	-226,472.00	.0%
01315 3151 Railroad Tax	-3,452	0	-3,452	.00	.00	-3,452.00	.0%
01315 3153 Rooms & Meals Tax	-679,187	0	-679,187	.00	.00	-679,187.00	.0%
01315 3157 State & Federal Fore	-113	0	-113	.00	.00	-113.00	.0%
TOTAL Rooms Meals Tax	-909,224	0	-909,224	.00	.00	-909,224.00	.0%
01317 Fees Copies Notary							
01317 3303 Miscellaneous Revenu	0	0	0	-66,074.95	.00	66,074.95	100.0%
01317 3450 Sale of Town Propert	0	0	0	-5,800.00	.00	5,800.00	100.0%
01317 3454 MC Vendor Licensing	0	0	0	-900.00	.00	900.00	100.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR: General Fund

	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01317 3455 Sign Lease Revenue	0	0	0	-3,000.00	.00	3,000.00	100.0%
TOTAL Fees Copies Notary	0	0	0	-75,774.95	.00	75,774.95	100.0%
01318 Motor Vehicles							
01318 3380 Motor Vehicle Permit	-2,200,000	0	-2,200,000	-239,339.21	.00	-1,960,660.79	10.9%
01318 3381 Miscellaneous MV Tit	0	0	0	-284.00	.00	284.00	100.0%
01318 3382 Miscellaneous MV Dec	-30,000	0	-30,000	.00	.00	-30,000.00	.0%
01318 3383 Miscellaneous MV Oth	-4,000	0	-4,000	.00	.00	-4,000.00	.0%
01318 3385 Town Dog Licenses	-7,000	0	-7,000	-851.50	.00	-6,148.50	12.2%
01318 3386 State Dog License Fe	0	0	0	-510.50	.00	510.50	100.0%
01318 3391 Vital Records - Copi	0	0	0	-505.00	.00	505.00	100.0%
01318 3395 Marriage License	-3,000	0	-3,000	.00	.00	-3,000.00	.0%
01318 3396 Notary & JP Fees	0	0	0	-10.00	.00	10.00	100.0%
01318 3398 Misc Town Clerk Rece	-1,000	0	-1,000	.00	.00	-1,000.00	.0%
TOTAL Motor Vehicles	-2,245,000	0	-2,245,000	-241,500.21	.00	-2,003,499.79	10.8%
01319 Zoning Rev							
01319 3180 Subdivision Applicat	-3,500	0	-3,500	.00	.00	-3,500.00	.0%
01319 3183 Subdivision Lot Fees	-5,000	0	-5,000	.00	.00	-5,000.00	.0%
01319 3185 Subdivision - Regist	-500	0	-500	.00	.00	-500.00	.0%
01319 3191 Site Plan Applicatio	-5,000	0	-5,000	.00	.00	-5,000.00	.0%
01319 3192 Site Plan Certified	-1,500	0	-1,500	.00	.00	-1,500.00	.0%
01319 3193 Site Plan Sign Revie	-1,500	0	-1,500	.00	.00	-1,500.00	.0%
01319 3200 Planning/Zoning Perm	-1,000	0	-1,000	-81,584.75	.00	80,584.75	8158.5%
01319 3201 Bldg. Permit-New Mul	-1,000	0	-1,000	.00	.00	-1,000.00	.0%
01319 3203 Bldg. Permit - New G	-1,000	0	-1,000	.00	.00	-1,000.00	.0%
01319 3204 Bldg. Permit - New A	-2,000	0	-2,000	.00	.00	-2,000.00	.0%
01319 3205 Bldg. Permit - New C	-1,200	0	-1,200	.00	.00	-1,200.00	.0%
01319 3212 Bldg. Permit - New D	-8,000	0	-8,000	.00	.00	-8,000.00	.0%
01319 3213 Bldg. Permit - Renov	-1,000	0	-1,000	.00	.00	-1,000.00	.0%
01319 3218 Bldg. permit-New Gues	-500	0	-500	.00	.00	-500.00	.0%
01319 3220 Manufactured Housing	0	0	0	-405.00	.00	405.00	100.0%
01319 3223 Misc. Licenses, Perm	-35,800	0	-35,800	-60,145.33	.00	24,345.33	168.0%
01319 3227 Architectural Design	-500	0	-500	.00	.00	-500.00	.0%
01319 3230 Zoning Application F	-3,000	0	-3,000	.00	.00	-3,000.00	.0%
01319 3231 Zoning Certified Mai	-3,000	0	-3,000	.00	.00	-3,000.00	.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01319 3242 Plumbing Permit	-10,000	0	-10,000	.00	.00	-10,000.00	.0%
01319 3243 Electrical Permit	-10,000	0	-10,000	.00	.00	-10,000.00	.0%
01319 3244 Oil Burner Permit	-10,000	0	-10,000	.00	.00	-10,000.00	.0%
01319 3246 Town Publications	-1,000	0	-1,000	.00	.00	-1,000.00	.0%
TOTAL Zoning Rev	-106,000	0	-106,000	-142,135.08	.00	36,135.08	134.1%
01320 Police Rev							
01320 3310 Police Reports	0	0	0	-740.00	.00	740.00	100.0%
01320 3313 Detail Revenues	0	0	0	-1,127.50	.00	1,127.50	100.0%
01320 3314 Cruiser Detail Reven	0	0	0	-65.00	.00	65.00	100.0%
01320 3315 SRO Program	-170,000	0	-170,000	.00	.00	-170,000.00	.0%
01320 3317 Misc Police Dept. Re	-24,000	0	-24,000	-4,893.00	.00	-19,107.00	20.4%
TOTAL Police Rev	-194,000	0	-194,000	-6,825.50	.00	-187,174.50	3.5%
01321 Fire Rev							
01321 3303 Fire Miscellaneous R	-50,000	0	-50,000	-22,092.00	.00	-27,908.00	44.2%
TOTAL Fire Rev	-50,000	0	-50,000	-22,092.00	.00	-27,908.00	44.2%
01322 Highway Rev							
01322 3320 Highway Revenues	-15,000	0	-15,000	-575.00	.00	-14,425.00	3.8%
TOTAL Highway Rev	-15,000	0	-15,000	-575.00	.00	-14,425.00	3.8%
01323 Recycling Rev							
01323 3255 Refuse Permits - Dec	-30,000	0	-30,000	-10,670.00	.00	-19,330.00	35.6%
01323 3285 Center Harbor Refuse	-250,000	0	-250,000	-180,405.00	.00	-69,595.00	72.2%
01323 3400 Recycling - Aluminum	-15,000	0	-15,000	.00	.00	-15,000.00	.0%
01323 3407 Recycling - Cardboar	-7,000	0	-7,000	.00	.00	-7,000.00	.0%
01323 3411 Recycling - Monitors	-2,000	0	-2,000	.00	.00	-2,000.00	.0%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01 General Fund							
01323 3413 Recycling - Demolito	-120,000	0	-120,000	-75,013.88	.00	-44,986.12	62.5%
01323 3415 Recycling - Fluoressc	-1,000	0	-1,000	-247.00	.00	-753.00	24.7%
01323 3424 Recycling -Mattress/	0	0	0	-4,135.00	.00	4,135.00	100.0%
01323 3425 Recycling - Metals	-20,000	0	-20,000	.00	.00	-20,000.00	0%
01323 3426 Recycling - Miscella	-83,000	0	-83,000	-24,329.42	.00	-58,670.58	29.3%
01323 3435 Recycling - Propane	-1,000	0	-1,000	-80.00	.00	-920.00	8.0%
01323 3441 Recycling - Tires	-7,000	0	-7,000	-2,330.00	.00	-4,670.00	33.3%
01323 3445 Recycling - Large wh	-10,000	0	-10,000	-1,983.00	.00	-8,017.00	19.8%
01323 3446 Recycling - Small wh	-8,000	0	-8,000	.00	.00	-8,000.00	0%
01323 3449 Recycling - Yard was	-5,000	0	-5,000	-2,465.00	.00	-2,535.00	49.3%
01323 3494 Solid Waste Allocati	0	0	0	-40.00	.00	40.00	100.0%
TOTAL Recycling Rev	-559,000	0	-559,000	-301,698.30	.00	-257,301.70	54.0%
01325 Cemetery Rev							
01325 3350 Sale of Cemetery Lot	-2,000	0	-2,000	-500.00	.00	-1,500.00	25.0%
01325 3351 Cemetery Lot Opening	-2,000	0	-2,000	.00	.00	-2,000.00	0%
01325 3352 Cemetery Cremation L	-2,000	0	-2,000	.00	.00	-2,000.00	0%
01325 3353 Cemetery Winter Open	-2,000	0	-2,000	.00	.00	-2,000.00	0%
01325 3355 Cemetery Revenues -	0	0	0	-8,800.00	.00	8,800.00	100.0%
TOTAL Cemetery Rev	-8,000	0	-8,000	-9,300.00	.00	1,300.00	116.3%
01330 Parks Rev							
01330 3850 Parks & Recreation P	-250,000	0	-250,000	-113,719.81	.00	-136,280.19	45.5%
01330 3851 Community Center Ren	-8,000	0	-8,000	.00	.00	-8,000.00	0%
01330 3853 Meeting Room Rentals	0	0	0	190.00	.00	-190.00	100.0%
TOTAL Parks Rev	-258,000	0	-258,000	-113,529.81	.00	-144,470.19	44.0%
01346 Interest on Deposits							
01346 3295 Interest on Deposits	-450,000	0	-450,000	.00	.00	-450,000.00	0%
TOTAL Interest on Deposits	-450,000	0	-450,000	.00	.00	-450,000.00	0%
01347 Miscel aneous Revenues							
01347 3250 Boat Launch - Town D	-15,000	0	-15,000	-840.00	.00	-14,160.00	5.6%

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR: 01 General Fund	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
01347 3251 Boat Launch - Shep B	0	0	0	-240.00	.00	240.00	100.0%
01347 3303 Miscellaneous Receipt	-16,500	0	-16,500	.00	.00	-16,500.00	.0%
01347 3359 Donations - GA Auto	0	0	0	-2,000.00	.00	2,000.00	100.0%
TOTAL Miscellaneous Revenues	-31,500	0	-31,500	-3,080.00	.00	-28,420.00	9.8%
01355 Reimburse							
01355 3550 Reimbursement - Payr	0	0	0	-31.54	.00	31.54	100.0%
01355 3555 Reimbursement - Offi	0	0	0	-11,625.85	.00	11,625.85	100.0%
01355 3564 Reimbursement - Insu	0	0	0	-491.00	.00	491.00	100.0%
01355 3568 Reimbursement - Meet	0	0	0	-255.00	.00	255.00	100.0%
TOTAL Reimburse	0	0	0	-12,403.39	.00	12,403.39	100.0%
01374 Library Rev							
01374 3340 Library Revenues	-8,500	0	-8,500	.00	.00	-8,500.00	.0%
TOTAL Library Rev	-8,500	0	-8,500	.00	.00	-8,500.00	.0%
TOTAL General Fund	-5,094,224	0	-5,094,224	-1,021,526.67	.00	-4,072,697.33	20.1%
TOTAL REVENUES	-5,094,224	0	-5,094,224	-1,021,526.67	.00	-4,072,697.33	

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMNTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
02 Water Fund							
02372 WATER FUND ORG							
02372 3600 Current Water Rents	-818,301	0	-818,301	-283,220.95	.00	-535,080.05	34.6%
02372 3621 Water Rent Int. Prio	0	0	0	-2,297.63	.00	2,297.63	100.0%
02372 3625 Misc. Water Revenues	0	0	0	-4,750.00	.00	4,750.00	100.0%
TOTAL WATER FUND ORG	-818,301	0	-818,301	-290,268.58	.00	-528,032.42	35.5%
TOTAL Water Fund	-818,301	0	-818,301	-290,268.58	.00	-528,032.42	35.5%
TOTAL REVENUES	-818,301	0	-818,301	-290,268.58	.00	-528,032.42	

Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
03 Sewer Fund							
03373 SEWER FUND ORG							
03373 3650 Current Sewer Rents	-1,448,553	0	-1,448,553	-464,106.45	.00	-984,446.55	32.0%
03373 3670 Sewer Rent Int. Curr	0	0	0	-3,450.50	.00	3,450.50	100.0%
03373 3675 Misc. Sewer Revenues	0	0	0	-460.00	.00	460.00	100.0%
TOTAL SEWER FUND ORG	-1,448,553	0	-1,448,553	-468,016.95	.00	-980,536.05	32.3%
TOTAL Sewer Fund	-1,448,553	0	-1,448,553	-468,016.95	.00	-980,536.05	32.3%
TOTAL REVENUES	-1,448,553	0	-1,448,553	-468,016.95	.00	-980,536.05	

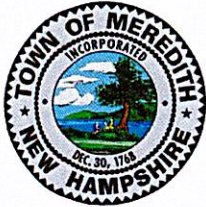
Town of Meredith



YEAR-TO-DATE BUDGET REPORT - REVENUE

FOR 2026 '05

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
Conservation Commission							
05347 F5 DONATIONS							
05347 3368 Con. Commission Dona	0	0	0	-2,000.00	.00	2,000.00	100.0%
TOTAL F5 DONATIONS	0	0	0	-2,000.00	.00	2,000.00	100.0%
05375 F5 CONSERVATION							
05375 3722 Misc Conservations R	0	0	0	-36,642.20	.00	36,642.20	100.0%
TOTAL F5 CONSERVATION	0	0	0	-36,642.20	.00	36,642.20	100.0%
TOTAL Conservation Commission	0	0	0	-38,642.20	.00	38,642.20	100.0%
TOTAL REVENUES	0	0	0	-38,642.20	.00	38,642.20	



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

From: Judie Milner, Town Manager

Subject: Town Manager Report

Shout Outs:

The following **highway department personnel** attended an all day Chainsaw Safety class:

Brian Grinavic
Justin Cantara
John Parent
Dan Ray
Austin Hatch
Spencer Morin
Levi Swearingin

PD has recruited and have 3 officers with conditional acceptance pending background investigations to complete the team – one certified and two uncertified attending the academy this year.

Library Volunteer Eliza Leadbeater – received the Annual Community Service Award from the Meredith Rotary Club for 15 years of cleaning and sorting donated books for sale at the Friends book store, online and at local shops.

Fire Department Citation Awards:

1) WATER RESCUE WITH CPR LAKE WINNIPESAUKEE (7/20/25)

LT. JERRY SUITER
LT. JOSH LATULIPPE
FF TREVOR HUNNICUTT
FF JERRY CULLEN

Town of Meredith Selectboard Agenda Report

FF JOSEPH DUSCHKA

2) WATER RESCUE WITH CPR 59 PINNACLE PARK RD. LAKE WINNIPESAUKEE
(7/17/25)

CHIEF KEN JONES
LT. JERRY SUITER
LT. JOSH LATULIPPE
FF TREVOR HUNNICUTT
FF JOHN ROWE
FF JOSEPH DUSCHKA
FF JERRY CULLEN

3) CHURCH LANDING TECHNICAL RESCUE PATIENT FELL DOWN EMBANKMENT AND
REQUIRED EXTRICATION (6/30/2025)

CAPT. TYLER CURRIER
LT. WILLIAM TAGGETT
LT. NATHAN LANDRY
LT. JOSH LATULIPPE
FF JAMES LAFAVRE
FF JERRY CULLEN
FF BRANDEN TAGGETT
CHAPLAIN WALLACE DAIGNEAU
ENGINEER JOHN LUDWICK

CAPTAIN MICHAEL TAGGETT AWARD: FOR DEDICATED SERVICE TO THE TOWN OF
MEREDITH AND THE WAMESIT FIRE COMPANIES RELIEF ASSOCIATION.

AWARD PRESENTED TO

LT. JOSH LATULIPPE

FIREFIGHTER THOMAS RANGE AWARD: FOR DEDICATED SERVICE TO THE TOWN OF
MEREDITH AND THE WAMESIT FIRE COMPANIES RELIEF ASSOCIATION.

AWARD PRESENTED TO

Town of Meredith Selectboard Agenda Report

ENGINEER JOHN LUDWICK

CHIEF'S ACHIEVEMENT AWARD

AWARD PRESENTED TO

INSPECTOR GARY PARISEAU

Amy Grimm & the Lakes Region Design Group (Jeremy & AJ) – what a great start to coffee with the manager! Thank you!

Meredith Board Governance Training – feedback

Town Social Media –

AFG grant – applying for forestry gear for the fire department personnel

Waukegan Dam & Canal project -

Grand Opening of Adaptive Launch – June 27th 10am Leavitt Beach

Old Home Days – September 19, 2026

Coffee with the Manager – Will be a monthly occurrence; sign up for news flashes for dates, places and times.

Pay & Classification Study – employee position description questionnaires (PDQ's) have been distributed to employees by McGrath and are due back by June 30th; Supervisors will then have 2 weeks to comment (not change) on the employees PDQ.

Upcoming Events on Town Property:

Town of Meredith Selectboard Agenda Report

NAME OF APPLICANT	PROPERTY	Event Date	TIME	EVENT
APPROVED PERMITS SCHEDULED FOR 2026				
Rick Loader, Guitar Army	Hesky Park	Every Tues night (May-Sept)	5:30 to 8:30 pm every Tues	guitar concert
Meredith Parks and Rec	Hesky Bandstand	6/5/26 thru 8/28/26	5-9pm every Fri night	music/live performances
NE POW/MIA	Hesky Park/bandstand	6/18/2026	3pm to 9pm	38th Annual Freedom Ride/Vigil
ILHS Sophomore Class	Solid Waste Facility	6/20/26	8am to Noon	Fundraiser
Greater Meredith Program	Main Street	6/26 and 9/11	4:30pm to 9pm	Street Dance on Main Street
LR Dance	Solid Waste Facility	June 27 & 28	8am to 3pm	Fundraiser
Meredith Parks and Rec	Hesky Bandstand	7/4/2026	7-9pm	music/live performances
Meredith Lions Club	Hesky Park	7/4/2026	7am to 6pm	July 4th Rubber Ducky Race
American Legion	Hesky Picnic Pavilion	7/4/2026	10am to 6pm	July 4th cookout
LR Dance	Solid Waste Facility	July 25 & 26	8am to 3pm	Fundraiser
Meredith Parks and Rec	Hesky Bandstand	8/15/2026	1-4pm	music/live performances
Rise/Heart & Hands	Main St/Community Park	8/15/2026	10 am to 6pm	Boho Bazaar-vendors/booths
LR Dance	Solid Waste Facility	August 22 & 23	8am to 3pm	Fundraiser

Upcoming Meetings:

Town of Meredith
Selectboard Meeting Schedule - 2026

Date	Time	Meeting	Location	Notes
6/9/2026	5pm	Governance Training for boards/committees	Library	this is consider a nonmeeting under NH RSA 91A & not open to the general public
6/22/2026	4:30pm	Selectboard Regular Meeting	Community Center	
6/27/2026	10am	Adaptive Launch Grand Opening	Leavitt Beach	
7/4/2026		America's 250th Celebration	Main Street	
7/13/2026	4:30pm	Selectboard Regular Meeting	Community Center	
7/27/2026	4:30pm	Selectboard Regular Meeting	Community Center	
9/19/2026	10am	Old Home Day	Main Street	

Department Head Personnel Policy Review Workshop – June 23rd.

Economic Development Consultant – the team has awarded the RFP to Marketing Alliance, David Petr, out of the Florida office. I will be meeting with Mr. Petr this week to discuss the most important next steps which will include data gathering, economic development tools that would benefit the town and likely and interactive forum on economic development including projects in the works and future projects as well as hands on opportunities to learn how economic development can diversify your tax base and affect your tax rate and how tools can attract the businesses we'd like to see in Meredith. Stay tuned.

Projects In Motion – Stay Tuned for Future Update

PFAS Settlements

Breezeline Franchise Agreement Renewal

Town of Meredith Selectboard Agenda Report

Coalition 2.0

Flood Maps

Waterfront infrastructure

State Zoning/Housing Mandate Dialog

DPW Bldg/Hutter

Route 3/25 assessment(underground)

Route 25 Pedestrian Crossing

Sewer Storm Water Asset grant

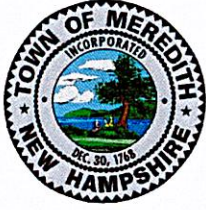
Prescott Park Renovation

Fire Department Study

Space Needs Project

Main Street Project

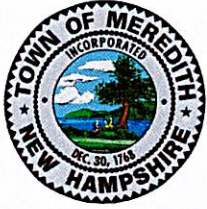
2026 Parking PILOT Program



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

Subject: Visitor and Resident Comments

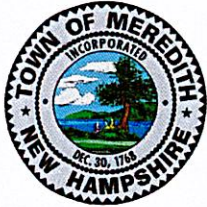
Board Chair to open up the meeting for public comment.



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

Subject: Select Board Reports and Comments

Board Chair recognizes Board Members for reports and comments.



Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of June 22, 2026

Subject: Nonpublic Session

Suggested Motion to Enter Nonpublic Session:

Selectboard member moves, *"I move the Meredith Selectboard enter into nonpublic session under RSA 91-A3 II (a) the dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted."*

Selectboard Chair calls for a second, discussion and **ROLL CALL** vote.

Suggested Motion to Exit Nonpublic Session:

Selectboard member moves, *"I move the Meredith Selectboard exit nonpublic session."*

Selectboard Chair calls for a second, discussion and **VOICE** vote.

In public session, Suggested Motion to Seal the Minutes:

Selectboard member moves, *"I move the Meredith Selectboard seal the minutes of the 6/22/26 nonpublic session because it is determined that the divulgence of this information likely would render a proposed action ineffective."*

Selectboard Chair calls for a second, discussion and **ROLL CALL** vote.