

Town of Stratford
Board of Selectboard Meeting
Fuller Town Hall @ 3:30 PM
June 15, 2026

Call to Order: 3:30PM by Harry Juergens

Selectmen present: Harry Juergens and Ron Scott, Jr, Charlie Goulet

Others present: Suzanne Goulet, Vanessa Toner, Norman Brulotte, Maryanne Lister, Brian Hays, Chris Caron, Chelsea Petereit

Norman: The board ask Mr. Brulotte to come to this meeting to discuss the issue that a few citizens have called in to make complaints that he is going on to their properties and harassing them about not having building certificates that are required by the town. The board had specifically asked that Mr. Brulotte is telling these citizens that he does not work for the town nor is he a state/town official in any capacity. Mr. Brulotte states he did not advise this and that he had only been to 1 property and was asked to leave after a confrontation ensued. It was later in the conversation that Mr. Brulotte had stated he went to other properties which he had only stated he went to one. Discussion focused on concerns and confusion regarding building inspections and code enforcement within the town. As Mr. Brulotte with construction experience visited a property and informed a contractor about permit requirements. The contractor believed the Mr. Brulotte was acting on behalf of the town, resulting in a confrontation. The Selectboard clarified that the town does not employ a Code Enforcement Officer and that responsibility for compliance with applicable building codes rests with the property owner and/or contractor. The Board reiterated that the town issues building certificates for assessment purposes only and does not issue building permits. Under RSA 155-A, adherence to the State Building Code is required; however, enforcement responsibilities vary. Single- and two-family dwellings are generally exempt from state inspections unless they involve commercial use. The town's role is limited to issuing certificates, notifying property owners as appropriate, and directing code-related inquiries to the State when necessary. The Board agreed to take the Mr. Brulotte's suggestions under advisement while maintaining current practices. No changes will be made to the building certificate/application process at this time.

Maryanne: Dog registration compliance has improved significantly, decreasing from 384 unregistered dogs to 28. Animal Control Officer Mario was commended for his efforts. Several properties, including 93 Skyview Road, were identified as having multiple unregistered dogs and will require follow-up. Mario will continue visiting remaining addresses to encourage compliance. Civil forfeitures may be issued if noncompliance persists.

Brian: Updates were provided regarding repairs, leaks, meter replacements, service-line work, and backflow prevention installations. Several specific properties were discussed concerning completed and ongoing work. Routine maintenance will continue. Conversations with homeowners regarding compliance requirements, including backflow prevention installations, will be documented.

Chris/Chelsea: The committee discussed the future management of the 104-acre Christie property, commonly known as the Town Forest, as part of the ongoing Natural Resource Inventory (NRI) process. A recent forestry assessment identified productive northern hardwoods, approximately 22 acres of mature white pine, and significant ecological value along the East Branch Brook corridor. No invasive species were reported. Management options discussed included timber stand improvements, selective timber harvesting, conservation partnerships, carbon credit programs, conservation easements, and formal designation as a Town Forest. The forestry report estimated current timber value at approximately \$42,000, with potential future value ranging from \$100,000 to \$190,000 over the next twenty years if properly managed. There was broad agreement that retaining and managing the property is

preferable to selling it, citing long-term revenue potential, conservation benefits, recreational opportunities, and community use. The property was also noted to have limited development potential due to wetland features and vernal pools. The board reached a strong consensus not to sell the property at this time. Support was expressed for exploring formal Town Forest designation to expand management and funding opportunities. The board also agreed to continue public education efforts and consider inviting the County Forester to a future meeting to discuss management options and answer questions. Members will review the forestry and NRI reports, distribute materials to the public through town communication channels, and encourage participation in the July 16 NRI public meeting. The group will also explore the process for formally designating the property as a Town Forest and continue coordination between the Select Board, Conservation Commission, and Planning Board. The committee reviewed the town-owned land inventory and noted that most other municipal parcels are small, undevelopable, or dedicated to existing uses. Members emphasized the importance of responsible stewardship of the town's larger land holdings and reaffirmed their commitment to transparency and public involvement throughout the NRI process.

Suzanne: The Board discussed concerns regarding squatters, rubbish accumulation, and neglected properties. Health Officer Mario is monitoring affected properties and evaluating potential enforcement actions. Monitoring will continue, and health code enforcement measures or referrals will be considered when appropriate. Morgan was introduced as the town's new website manager and will oversee website updates and submissions. The transition from the previous website manager, Kitty, has been completed. The Board reviewed two quotes for Town Hall floor stripping and polishing services and discussed ongoing library exterior repairs, including replacement of rotted materials and painting. The Hazard Mitigation Plan renewal will proceed with Jane Hubbard through available FEMA grant funding. Town Road grading, Town Hall parking lot drainage, and gravel improvements were also discussed, with the Board agreeing to pursue basic grading measures before considering more extensive improvements. A request was received to reopen the public water spigot at the fire station, which had previously been locked due to misuse. Other municipal building spigots remain available for public use. The Board agreed to reopen the fire station spigot temporarily and monitor usage. The Veterans Monument has developed significant cracks and damage. Board members discussed potential contractors and agreed that a qualified masonry or stone restoration specialist is needed. Ron and other Board members will seek qualified professionals to evaluate and repair the monument.

Select Board:

Juergens: All topics were touched on with Suzanne and Brian regarding Stevens Ter and the town hall parking lot.

Goulet: N/A

Scott: Issue with the one-way street in front of the Post Office. Ron has discussed the issue and getting a sign for that spot. Per the conversation there will be a sign posted.

Manifest: C. Goulet / R. Scott, Jr. approved 2/0 to sign for 5/18/2026, 5/26/2026, 6/1/2026 and 6/8/2026.

Old Business: N/A

New Business: Signed Documents: Minutes, SM 5/18, Trans-NH Bike Ride, Application for PB-Mario Audit, NHDES landfill review, Ribbon cutting/Fidium

Reminders: N/A

Public Input: N/A

Non- Public: N/A

Meeting Adjourned: 6:30PM
Minutes prepared by: V. Toner