

**Town of Nelson
Selectmen's Meeting
6:00 PM**

May 13, 2026

Executive Board Attending: Brenna Kucinski, Michael Blaudschun, Don Carlisle, Edie Drinkwater, Admin. Assist.

Others attending: M. Collins, M. Collins, M. Nunnemaker, E. Williams, L. Smith, K. Castelli, P. Castelli, G. Robinson

Absent:

Brenna called the May 13, 2026 meeting of the Nelson Select Board to order at 6:00 PM.

- Brenna made a motion to approve the Public and Non-Public meeting minutes for April 29, 2026 as recorded.

Don seconded.

The motion carried 2-0. (Mike was absent from this meeting)

- Mike made a motion to approve the Non-Public minutes for May 6, 2026 as recorded.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve the Non-Public minutes for May 13, 2026 as recorded.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve the manifest for May 6, 2026 as presented.

Brenna seconded.

The motion carried 3-0.

- Brenna noted that the minutes of the meeting with the Harrisville Selectmen on April 23, 2026 had not been approved yet. Edie retrieved the minutes and Mike made a motion to approve the minutes for the meeting with the Harrisville Selectmen on April 23, 2026 in Harrisville.

Brenna seconded.

The motion carried 2-0. (Don did not attend)

- Mike made a motion to approve the manifest for May 13, 2026 as presented.

Brenna seconded.

The motion carried 2-0.

- Mike made a motion to approve the MS-232-R as reviewed and approved by the DRA.

Brenna seconded.

The motion carried 2-0.

- Following an inspection of the Solar array behind the Highway Barn, Greg Blake informed, via email, of a single inverter that is showing signs of failure. Blake indicated that he will be filing a warranty claim and will order a new inverter and complete the installation when it arrives.

● Fire Warden, A. Ward reported that, beginning May 18, 2026, Burn Permits will be available online through the Division of NH Forests and Lands at a cost of \$5.50. Burn Permits will still be available from the local Fire Warden at no cost to residents.

● Mike made a motion to approve a Land Use Change Tax for property owned by Karkane/Lillie on Old Stoddard Road. As this is just a 10-acre lot that has now been disturbed due to a new house foundation and access, the land no longer qualifies for current use with the exception of the wetlands on part of the property.

Brenna seconded.

The motion carried 3-0.

● The Board was notified by Eversource of an anticipated maintenance outage on May 21, 2026 from 9:00 AM to 1:00 PM. In the event of bad weather of another event, there is an alternate date of May 22, 2026. This will include the village area as well as Old Stoddard Road so all town buildings will be without power during the performance of this maintenance work.

● An approved Building Permit at 707 Granite Lake Road was noticed to have exceeded the size approved by the Town of Nelson and further it appears to violate a number of additional Zoning Ordinances. Following a notice to the builder and the landowner to cease construction until further steps are taken to seek approvals, a new amended application came before the Select Board for review. The Board notes that the new poured foundation exceeds the original footprint that was approved and the additional structure (added without approval) clearly violates multiple Zoning Ordinances. With several issues to overcome, Mike made a motion to deny the amended Building Permit application, refer the applicant to the Zoning Board of Adjustment to seek relief and to discontinue all work until a final resolution comes from the ZBA.

Brenna seconded.

The motion carried 3-0.

● The Board then reviewed another Building Permit application, from D. and P. Beffa-Negrini, which if allowed as presented, would violate multiple Zoning Ordinances. The applicant seeks a second dwelling on a lot without Class V road frontage, placement too close to the water (Nubanusit Lake), and lacking acreage required for a second dwelling. Considering all issues, Mike made a motion to deny the Building Permit application and refer the applicant to the Zoning Board of Adjustment.

Brenna seconded.

The motion carried 3-0

● While preparing the Beffa-Negrini application for the Board's review, Edie noted that the property, located on a private road, had never filed a Waiver of Municipal Liability as is required for land on a private road with a dwelling unit on the property. Edie assisted the applicants with the waiver for presentation to the Board for acceptance and approval.

Brenna made a motion to accept and approve the Waiver of Municipal Liability from D. and P. Beffa-Negrini for property located at 116 Rocky Hill Road to be recorded at the Cheshire County Registry of Deeds.

Mike seconded.

The motion carried 3-0.

● The Board briefly reviewed bids from W. Richardson for repairs to the cupola on the Old Brick Schoolhouse, the chimney at the Granite Lake Fire Station, and building repairs to the rear of the Safety Building. Mike reported that he had asked the Road Agent to consider doing the repairs on the Safety Building. With a tightening budget due to higher costs in all areas, the Board agreed to prioritize the projects and speak with the Road Agent again before any final decision is made.

- The Board received an anonymous note along with a news article regarding the Hancock Police Chief leaving the department. The note wondered if the Nelson Selectmen would consider sharing their Police Chief with Hancock. The Board acknowledged the article and note with little further discussion.
- The Select Board, in the past, had been assigned a town email under the nelsonnh.us suffix. For convenience, all members decided to use their own email address to correspond regarding town business. This put their personal email at risk of disclosure following a Right-to-know request. The Board has now decided to begin using a town assigned email for town business. This will be set up for each Selectman.
- Brenna has continued to research municipal web designers for a new Town website. A company in Michigan designed the Hancock town website. They have been in business for 30 years. The Board has checked out their website and all agree they like the way everything is laid out for ease of operation. The cost to design a site for Nelson would be \$2,900. Each year thereafter there would be a \$1,500 cost for support with a contract of 4 years. Options can be added. E. Williams asked if the Board will take suggestions. Brenna said she may put a note in the Black Fly for suggestions. Mike made a motion to find funds in this year's budget to design the website at a cost of \$2,900. Don seconded.
The motion carried 3-0.

● Brenna noted that she received word from L. Cates that the Nelson Democrats will be holding a 250th Anniversary celebration in Nelson on Father's Day, June 21, 2026 on the Village Common. Edie said that L. Cates has already called to schedule the time.

● With nothing further Brenna made a motion to adjourn.
Mike seconded.
The motion carried 3-0. 6:59 PM

● Brenna quickly reconvened the meeting to review the meeting schedule going forward as Don will be away for some of the dates.
The Board finally decided not to meet on May 21st but will meet on May 27th at 3:00 PM and meet again on June 3rd at 6:00 PM and then on June 17th at 3:00 PM.

● With nothing further Brenna made a motion to adjourn.
Mike seconded.
The motion carried 3-0.

Meeting Adjourned 7:06 PM

Next regular meeting May 27, 2026 at 3:00 PM

Minutes for May 13, 2026

Brenna Kucinski, Chair

Michael Blaudschun, Selectman

Don Carlisle, Selectman