TOWN OF LYME
Select Board Meeting
Tuesday October 13th, 2026
10:00 AM
Town Office Conference Room & Zoom
Approved: Tuesday October 27th, 2026

The following people were present for part or all of the meeting: Select Board members Benjamin Kilham, Michael Hinsley & David Kahn. Administrator Dina Cutting (via Zoom) Assessing Clerk Jordan Gray & Road Agent Scott Bailey
Public: Rich Brown, James Ricker, Amy Ricker, Jonathan Eck, Aaron Rich, Patience Rich, John Chew, Kevan Carpenter, Seth Carpenrer, Kristin Carpenter, Mark Bolinger, Ursula Slate, Greg Hanlom, Sue Hanlon, Fiona Kling, Ernst Kling, Nat Niles, Avery Bross, Julie Mulvahill, Darin Knaus
Public via Zoom: Phil Kinsler, Jennifer Boylston, Sarah Eck, Chris Pratt, Andrea, Liz Ryan Cole, Lynn Parshall.

1. At 10:00 AM Mr. Kilham opened the public meeting.

2. Public Comment: Residents came before the Board to voice concerns with the 2026 revaluation preliminary numbers.
    - Mr. Brown encouraged Avatar Associates to come to a Select Board meeting to explain the methodology so everyone can hear at the same time.
    - James Ricker provided information he collected from Avatar's preliminary data and brought up concerns regarding Avatar's accuracy, mostly pertaining to the increase to assessed value attributable to "view".
    - Mr. Eck expressed concern that there is a systemic problem with Avatar's methodology.
    - Mr. Kinsler stated that his property value essential tripled last year's value and believes that isn't fair or accurate.
    - Ms. Boylston appreciates the time the Board puts in, but feels the Board did not take the time to review data from Avatar to better help residents understand this data.
    - Mr. Chew researched other towns Avatar has done and there have been many of the same complaints in other towns.
    - Mr. Ross expressed concern about the timeline and how the board can ensure accuracy of assessments in time to send out tax bills.
    - Several residents expressed concerns with the hearings with Avatar being limited to 20 minutes.
    - Lyne Parshall suggests that everyone has their meeting, but also put their concerns in writing for submission to the Select Board.

The Board thanked the public commentors for their time and effort to make sure this revaluation is done correctly and encouraged anyone who wished to do so to schedule an appointment with the Avatar assessors and raise their concerns.

Ms. Cutting noted that the Board, office staff and Avatar want the revaluation to be accurate, and having a hearing with Avatar is the first step in the process. These hearings are an opportunity for concerns to be raised and for any mistakes to be corrected. Avatar has indicated that residents can sign up for more than one 20-minute hearing if more time is needed. The values that have been distributed to date are preliminary and won't be finalized until after the hearings. The Town is not required to send bills out in the beginning of November. Tax bills will not be sent out until other steps in the process have been completed. The timeline of the process is:

1. Avatar has hearings on preliminary data.
2. Avatar then finalizes data.
3. Town finalizes MS-1 and submits to NH Department of Revenue (NH DRA).
4. NH DRA reviews and sets tax rate.
5. Town receives tax rate and can produce tax bills.

3. Road Agent, Scott Bailey, came before the Board to open the sealed bids for roadside mowing, general mowing and gravel/sand.
    - 2027 Roadside Mowing:
        - Mike's Mowing - $21,200.00 (see attachment for details)
        - JA Mitchel Contracting Services - $28,620.00 (see attachment for details)
        - Mr. Bailey indicated that he will conduct some research and get back to the Board with his recommendation.
    - 2027 Mowing:
        - Lyme Lawn Care - $71,500.00 (see attachment for details)
        - Mr. Kilham moved to accept Lyme Lawn Care bid. Mr. Kahn seconded. Voted unanimously in favor.
    - 2027 Sand and Gravel:
        - Chief Crushing & Excavation Inc. – (see attachment for details)
        - Mr. Hinsley moved to accept the bid from Chief Crushing & Excavation Inc. Mr. Kilham seconded. Voted unanimously in favor.
4. Mr. Kahn asked if Highbridge is a project on the horizon. Mr. Bailey said Rowell's Grading just graded it last week, but the Highway Department is focusing on the failing culverts at the moment. He will keep this project in mind.
5. Mr. Hinsley moved to approve the minutes from the meeting of September 29th, 2026. Mr. Kilham seconded. Voted unanimously in favor (Mr. Kahn abstained).
6. Mr. Kahn moved to approve the manifest totaling $171,743.98. Mr. Hinsley seconded. Voted unanimously in favor.
7. The Board reviewed the Boston Post Cane requirements and possible next recipients. Additional information was requested.
8. The Board received an invitation to the Grafton Regional Development Corporation annual meeting.
9. The Board reviewed information for a donation of a gazebo (bandstand) on the Common.

10. Mrs. Cutting informed the Board that the 2026 MS-434 draft has been submitted to the NH Department of Revenue.
11. 2027 budget discussion. The Select Board is working diligently to keep the municipal budget increase as modest as possible, ideally between 3.7 and 4.1%
12. At 11:25AM Mr. Kilham moved to enter non-public session under RSA 91A:3 II (c) Reputation. Mr. Hinsley seconded. Voted unanimously in favor. Present for this nonpublic session were Mr. Kilham, Mr. Kahn, Mr. Hinsley and Mrs. Cutting. A matter of insurance was reviewed and if discussed in public may affect a person's reputation other than a Select Board member. The Select Board returned to public session.
13. At 11:32AM Mr. Kilham moved to enter non-public session under RSA 91A:3 II (a) compensation. Seconded by Mr. Hinsley. An employee surpassed the probationary period and received an increase in wages. The Select Board returned to public session.
14. Mr. Kilham moved to increase an employee's hourly wage. Seconded by Mr. Hinsley. Voted unanimously in favor.
15. At 11:38AM Mr. Kahn moved to enter non-public session in accordance with RSA 91A:3 II *(l)* Legal. Seconded by Mr. Hinsley. Voted unanimously in favor. A legal matter was discussed and updated.
16. At 12:04PM the Board returned to public session.
17. Mr. Hinsly moved to approve up to $3,500 for Mr. Brian F. Chase of the Vehicle Autopsy Company to advise the Select Board regarding the condition and/or road worthy status of the vehicles are located at 116 Dorchester Road. Seconded by Mr. Kahn. Voted unanimously in favor.
18. At 12:05PM Mr. Kahn moved to adjourn. Seconded by Mr. Hinsley. Voted unanimously in favor.

Respectfully submitted,

Jordan Gray