

**MINUTES  
BOARD OF SELECTMEN  
TOWN OF PEMBROKE, NH  
Wednesday, June 27, 2007**

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- Present:** Selectman Brian Tufts; Selectman Dave Sheldon; Selectman Fred Kline; and Selectman Cindy Lewis
- Excused:** Selectman Larry Preston
- Staff:** Troy R. Brown, Town Administrator and James Boisvert, Public Works Director
- Others:** Leo Dumont, Barloe Properties, Ann Donovan, Dale Robinson, Oscar Plourde, Harold Thompson, Kevin Gagne, Rosemarie Michaud, Kerstin Dumas, Ayn Whytemare, and approximately 25 other residents.

**1. CALL TO ORDER**

Chairman Tufts called the meeting and site visit to order at 6:00 P.M.

**2. SITE VISIT / PUBLIC HEARING**

**Petition to lay out Class V Road over existing Class VI Road.**

After calling the meeting to order at the corner of Third Range Road and Beacon Hill Road, Chairman Tufts explained that a site walk would be done and that the meeting would be continued at the Town Hall for further discussion and comment. The site walk was performed and completed at 6:20 P.M.

Upon returning to the Town Hall, Mr. Dumont, Barloe Properties, summarized the project. He stated that the petition is to request permission to upgrade a portion of Third Range Road to Class V standards. The reason for this would be to access property owned by the developer and create affordable housing. The sub-division would consist of 14 cluster lots that would measure a minimum of 30,000 square feet in size and would consist of two bedroom homes geared toward starter homes and elderly homes.

Chairman Tufts asked if there were any questions or comments from the public regarding the site development.

Ann Donovan, 730 Borough Road, Conservation Commission, wanted to know what would be done regarding the wet seep areas. Ms. Donovan is concerned that these areas be preserved in a way that maintains the integrity of the site. She also expressed concern over the ATV's that use the area and feels that opening up the road will invite more ATV traffic.

Dale Robinson, 513 Jacks Dr., has concerns over the possible precedent that will be set as far as developing other Class VI roads in Pembroke. He questions what benefit this project will give the Town of Pembroke and has concerns over the pond in the conservation area.

He asked what kind of bond and assurance the town will have that the road is up to standards by the Planning Board and Roads Committee, and that the developer will carry forward with doing the road exactly up to standards before anything is done to the land. Mr. Robinson also had questions pertaining to projects on other Range Roads and Ashley Road.

Chairman Tufts stated that any other projects would not be discussed at this meeting and that those projects will be addressed another time. He said that other projects are being looked at by the Planning Board, the Roads Committee, and the Board of Selectmen on an on-going basis. Chairman Tufts stated that there is nothing to prevent anyone from making a request to open up a road. Each request is looked at on an individual basis.

Mr. Dumont feels that Pembroke is a desirable town and that this project benefits the town by providing affordable housing to people who otherwise would not be able to live in Pembroke.

Kevin Gagne, Conservation Commission, noted for the record that the Conservation Commission voted to have Carol Bertsimas speak on behalf of the Conservation Commission.

Carol Bertsimas, Conservation Commission, discussed lot size and acreage around the proposed subdivision as well as the conservation land and water issues including drainage.

Selectman Lewis made a comment as a Planning Board Representative that no portion of the land owned by the developer could be given to the town and that it would have to remain part of the land of the condominium association.

Harold Thompson, expressed concern over the town losing tax dollars.

Kerstin Dumas, 318 Beacon Hill Road, expressed concern that the homes to be built would not necessarily only attract the targeted buyers. She also addressed the issue of drainage in such a condensed area and how enough water would be obtained. Ms. Dumas feels that parking at the bottom of Beacon Hill is an issue along with the condition of Beacon Hill Road. She asked if an upgrade of Beacon Hill would require a town meeting vote. Chairman Tufts said that it would not.

Dick Nolan, 826 Plausawa Hill Road, is concerned that a precedent may be set with the upgrade of Third Range Road making it easier for others to open up the other Range Roads.

Justin Byrne, 566 Third Range Road, is concerned over drainage issues.

Todd Smith, 310 Beacon Hill Road, feels that improvements need to be made Beacon Hill Road.

Rosemarie Michaud, 340 Beacon Hill Road, does not feel that this project benefits the town. She thinks it would cause more traffic on an already problematic road and would affect the conservation land. She is opposed to opening this road.

The following residents submitted letters (attached) that were read into the record by Mr. Troy Brown.

Tina Parris, 333 Beacon Hill Road, dated June 19, 2007

Ron Clouser, 254 Beacon Hill Road, received by Chairman Tufts on June 27, 2007 at 6:00 P.M.

Mr. Brown stated that the Selectmen have collected public comments and written comments from the Roads Committee, the Town Engineer, Town Attorney, Conservation Commission, Fire Department and Police Department. These are public documents and are available for anyone who wishes to have a copy. The Selectmen will review all written comments and comments from this evening and will make a decision, within 60 days on whether or not they will allow this portion of Third Range Road to be upgraded to Class V standard. Within this timeframe, the Board may generate more questions and request more information from the developer.

Chairman Tufts closed the Public Hearing at 7:30 P.M.

Selectman Kline pointed out that all costs associated with Third Range Road would be with the developer and that the developer has another option to build a new road, on his property, that would run parallel to Third Range Road. Selectman Lewis added that the Planning Board would need to look at the entire development with regard to a new road.

The Selectmen decided to place this issue on the agenda for the July 18, 2007 Board of Selectmen's meeting. It will be discussed and decision may be made. It will not be a public hearing. Chairman Tufts announced that the meeting was over and thanked everyone for coming.

### **3. NON-PUBLIC SESSION – RSA 91-A:3, II (b) employee hiring**

Selectman Kline moved and seconded by Chairman Tufts to enter non-public session in accordance with RSA 91-A: 3, II (b) - employee hiring at 7:37pm.

#### Roll Call Vote:

Selectman Cindy Lewis, (yes)

Selectman Fred Kline (yes)

Selectman Dave Sheldon (yes)

Selectman Brian Tufts (yes)

Vote: Unanimous

The Board of Selectmen came out of non-public session at 8:05pm.

### **4. ADJOURNMENT**

Selectmen Kline moved and seconded by Selectmen Sheldon to adjourn at 8:05pm.

Vote: Unanimous

Accepted by the Board of Selectmen

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Brian Tufts, Chairman