

AGENDA
BOARD OF SELECTMEN
March 18, 2019 AT 6:30 PM
TOWN HALL, PAULSEN MEETING ROOM

- I. CALL TO ORDER
- II. CITIZEN COMMENT
- III. SCHEDULED MEETINGS:
 - a.
- IV. OLD BUSINESS:
 - a. 2016 Tax Deeds
 - b. Street Light Update
 - c. Future street light pole regulations
 - d. Eversource energy costs
- V. NEW BUSINESS:
 - a. Election of Chairman and Vice Chairman
 - b. Board Assignments/Committees
 - c. Appointments
 - d. Review Town Meeting and sign State MS-232
 - e. Manifest/Abatements
 - f. Minutes 3/4/19
- VI. TOWN ADMINISTRATOR REPORT
- VII. COMMITTEE REPORTS
- VIII. OTHER/CITIZEN COMMENT
- IX. NON PUBLIC SESSION
- X. ADJOURN

<u>NAME</u>	<u>PROPERTY ADDRESS</u>	<u>MAILING ADDRESS</u>	<u>AMOUNT DUE THROUGH 5/9/2019</u>	<u>MAP/LOT</u>
<u>Tax Deed date is May 9, 2019</u>				
Shari Baranski	235-10 Dearborn Road Pembroke NH 03275	235-10 Dearborn Road Pembroke NH 03275	299.30	266-76-110
Eric Baron	221 Friendship Ave Pembroke, NH 03275	221 Friendship Ave Pembroke, NH 03275	774.12	870-32-U10
Linda Beaudoin	190 Main Street Pembroke, NH 03275	190 Main Street Pembroke, NH 03275	2,984.28	VE-67
Debra Carter	5 Kimball Street Pembroke, NH 03275	19 Level Street Merrimack, NH 03054	1,638.18	VE-147
George and Jillian Charlton*****	465 Sixth Range Road Pembroke NH 03275	465 Sixth Range Road Pembroke NH 03275	130.79	260-6
George and Jillian Charlton*****	465 Sixth Range Road Pembroke NH 03275	465 Sixth Range Road Pembroke NH 03275	8,496.54	260-6
George and Jillian Charlton*****	465 Sixth Range Road Pembroke NH 03275	465 Sixth Range Road Pembroke NH 03275	7,489.95	260-6
Christopher Drouin	457 Carrie Ave Pembroke, NH 03275	455 Carrie Ave Pembroke, NH 03275	1630.99	563-79
Todd Heger	2-4 Prospect Street Pembroke, NH 03275	225A Belknap Drive Pembroke, NH 03275	9894.14	VW-97
Nicholas Julian	235-3 Dearborn Road Pembroke NH 03275	235-3 Dearborn Road Pembroke NH 03275	710.77	266-76-103
John and Judith Mader	24 Kimball Street Pembroke, NH 03275	24 Kimball Street Pembroke, NH 03275	7058.11	VE-111

Louis Marcoux	6 Howard Street Pembroke, NH 03275	17 Oaks Drive Bedford, NH 03110-6031	2,490.52	VE-34
Bruce and Katherine Mcalister	41 Donna Drive Pembroke, NH 03275	41 Donna Drive Pembroke, NH 03275	2884.95	565-81-8
Owners Unknown *	Pembroke Street	311 Pembroke Street Pembroke, NH 03275	274.33	266-27-2
Owners Unknown *	Main Street Pembroke, NH 03275	311 Pembroke Street Pembroke, NH 03275	136.44	VW-114-1
Owners Unknown *	Broadway Pembroke, NH 03275	311 Pembroke Street Pembroke, NH 03275	209.91	VE-15-1
Kemberley Pelkey	212 Buck Street Pembroke, NH 03275	203 Loudon Road #823 Concord, NH 03301	464.58	266-129
Heather Shepley Trustee Leonard D Shepley Living Trust	807 Route 28 Pembroke, NH 03275	18297 E Baker Place Aurora, CO 80013	9,264.53	868-16
THC Realty Trust * Elliot Konner Trustee	Main Street Pembroke, NH 03275	PO Box 10545 Bedford, NH 03110-0545	2,023.26	VE-179-2
Lance Tremblay	307-2 Dearborn Road Pembroke, NH 03275	34 Dover Street Manchester, NH 03102	2,935.28	266-73
Webster Falls Inc *	Mills Fall Off Pembroke, NH 03275	116 So River Road Bldg A Bedford, NH 03110	225.90	VE-179-1

***** Bankruptcy was just terminated

* Deed issues or contaminated land

3/14/2019

**BOARD OF SELECTMEN
TOWN OF PEMBROKE, NH
MARCH 4, 2019 at 6:30 PM**

DRAFT

Present: Chairperson Tina Courtemanche, Selectman Ann Bond, Selectmen Vincent Greco, and Selectmen Michael Crockwell

Excused: Selectman Sandy Goulet

Staff: Town Administrator David Jodoin, Recording Secretary Jillian McNeil

I. Call to Order:

Chairman Tina Courtemanche called the meeting to order at 6:30pm.

II. Citizen Comment:

Joanne Gelinas Snow, 351 Brickett Hill Road, would like to request a recreational shoulder on 4th Range Road in order to maintain the integrity of the agricultural lifestyle after the development goes in. There are several horse farms on the road with over 100 horses between them. Selectman Courtemanche asked how wide of a shoulder would be acceptable for horses. Joanne stated that 6-8 feet would keep everyone using the road for recreation safe. Selectman Crockwell asked if there were many hikers on the Butterfield Conservation Land. Joanne stated that there are. Art Snow, 351 Brickett Hill Road, commented on the amount of horses on 4th Range Road and the need to keep everyone safe. David Jodoin asked Art and Joanne if they were familiar with the proposed ATV club in Town. Art and Joanne stated that they were not. Joanne commented that ATVs and Horses do not necessarily mix and the shoulder would be helpful separation for walkers as well as horseback riders. Joanne stated that the range roads are very rutted and would that get worse with increased ATV use. David discussed the proposal coming to the town for the ATV club and stated that they submitted their proposed trail network and it encompasses the majority of North Pembroke crossing paved and dirt roads. Joanne expressed concerns for fires on the range roads and the conditions of the roads making any emergency service access difficult. Art expressed concerns for 4-wheelers entering that back portion of their property and the general lack of respect for other private property. Art and Joanne encouraged the board to consider not granting the ATV club's proposal. Selectman Bond asked how much right-of-way the town has on the roads. Jim Boisvert, Director of Public Works, stated he is unsure because it varies from road to road. Jim is unsure that with open ditching there would be the possibility to create a shoulder. Selectman Courtemanche asked if they are looking for one side of the road or both. Joanne & Jim felt that one side would be sufficient. Jim said that the developers are currently only planning to upgrade 50 feet of

existing roadway. The Town is hoping that they will upgrade more and is unsure that they will put in sidewalks.

Lisa Gilbert, 4th Range Road, expressed concerns for the lack of lighting on the road with the increased traffic. There is a lot of foot traffic on the road after dark and someone could get hurt.

III. Scheduled Meetings:

Paulette Malo, Burton Curley, Tim Goldthwaite, and Jason Menard presented the 2019 Paving and Crack Sealing bids on behalf of the Roads Committee. Paulette discussed the Road Committee's recommendation to award the bid for crack sealing to Sealcoating Inc. out of Braintree, Massachusetts at \$1.74 per pound pending the outcome of Town Meeting. The main reasons are because they were able to show the employees have workman's comp. Burton also expressed concerns that the lowest bidder not only couldn't supply the proof of workmen's comp but used labor ready for employees which can mean a lack of experience and their work is not bonded. Selectman Crockwell asked if the bids all came in for the same material. Paulette stated that the bid specs specified material. Jason shared that the price is largely because of volume. The low bidder is massive volume and the Town will likely be their lowest contract ever. Selectman Greco made a motion to award the crack sealing bid to Sealcoating Inc. for the price of \$1.74 per pound. Selectman Crockwell seconded the motion. Motion passed 4-0.

Paulette discussed the 2019 paving bids received. There is \$277,900 in the budget for paving in 2019. Advanced Excavating & Paving came in as the low bidder at \$274,793.45. The Roads Committee is recommending awarding the paving bid to Advanced Excavating & Paving pending the outcome of Town Meeting. Selectman Crockwell made a motion to award the bid to Advanced Excavating & Paving in the amount of \$274,793.43 contingent upon Town Meeting approval of the budget. Selectman Bond seconded the motion. Motion passed 4-0

IV. Old Business:

David Jodoin presented the Selectmen with the updated 2016 tax deed listings. Deeding date is May 9, 2019.

David stated there was no update to the street light project at this time. Selectman Bond asked if David has seen any bills come through for the conversion process. David stated that he has not. They are still reviewing a few of the issues that came up after the conversion. Jim Boisvert stated that Keystone Lane corner light pole has no pole number. Selectman Bond stated that she walked Glass Street and showed the rep from Eversource all the poles that are not marked.

David read an email from Bob Bourque about the information he has gathered regarding future light pole regulations. Bob Bourque, Planning Board, stated he

spoke to someone at Eversource and they have changed their policy and are now responsible for fiberglass poles and fixtures much like 20 foot fiberglass poles that are currently used in Chickering Meadows. There are also wood poles and a cored wood pole for underground wiring that could be used for the new town standards. LED light pricing is unavailable right now. Eversource also now requires a document from the Town saying the Town approves of the street lighting that is on the application form from developers and will not proceed without it. Jim Boisvert stated that that is a current practice. Selectman Bond stated that the town should set the standard as a wood pole versus any decorative or fiberglass poles. David suggested a wood pole with an LED light as a standard. Selectman Courtemanche asked if the Town just said a "wood" pole, nothing would be stopping them from using the cored wood pole which costs more. Bob Bourque said they could insist on a regular standard pole. David said the poles would have to be approved by Planning and Zoning and the standard should say a wood pole and pole height. Bob expressed concerns for putting a height limit on the poles because they are always shopping around for best prices and the height may vary. Bob will get the prices of a cored pole versus a regular standard pole.

David stated that he put a call into Engie and is waiting on a call back about the energy costs.

V. New Business

Selectman Crockwell moved to approve the Manifest/Abatements. Selectman Greco seconded the motion. Motion passed 4-0.

Selectman Greco moved to approve the minutes of February 19, 2019 as presented. Selectman Bond seconded the motion. Motion passed 4-0. Selectman Crockwell abstained

VI. Town Administrator Report:

David received a petition from over 30 people to keep Flagg Robinson and 4th Range Road class 6 roads. David looked in meeting minutes from 1953 and 1774 to find the official maps of the roads. The Selectmen are now officially on a 60-day time frame to have a public hearing. David suggested discussing a delay with the developer in order to do a site walk with the Planning Board in May to see the spring conditions of the roads. The Board agrees with those steps. David will post the public hearing and the site walk on the website. Bob Bourque shared that all waivers have been granted from the Planning Board. The application cannot be accepted as complete if the waivers are not granted and they cannot hold a public hearing. They were granted at the last meeting. Selectman Bond clarified that they were requesting two waivers. Bob stated that waivers for super elevation of the road and sidewalks are in limbo and can be approved later but the main waivers have to be granted prior to a public meeting. The developers 60-day time period has begun with the Planning Board so they will have to ask for a continuance if the site walk is pushed out to

May. Art Snow commented that 4th Range was possibly 9 feet higher and has been washed out by wheeled vehicles and the large amount of water that runs down them.

David asked the Board for what they would like to do with the ATV club proposal. Selectman Crockwell expressed concerns for trail head parking and a lack of a benefit to the community. Selectman Bond clarified that they can form a club without opening the Range Roads. David stated that they can but they want to be sanctioned by the Town to get Grant in Aid funds to improve the Range Roads much like the Snowmobile Club. Selectman Crockwell also expressed concerns for the noise. David suggested if the Board would like hold a public hearing, there would need to be a different venue and the club should pay for the mailings to the abutters, and to postpone any decisions until after the site walk for the development. The Board agreed and David will contact the club to let them know the Board's decision. Joanne Gelinas Snow expressed concerns for a lack of oversight on the Range Roads. The Board explained that part of their proposal is added enforcement.

David shared a letter from the Historical Society thanking the Selectmen for supporting the Boston Post Cane. They plan to research the oldest resident to the best of their abilities, arrange a presentation, and take a picture of them and with the cane to be hung at Town Hall. The cane will also be kept at Town Hall. Selectman Greco stated that right now there are two candidates.

David stated that a complaint came in on Horse Corner of ice dams. DPW did take care of the issue last week. Jim Boisvert stated that Rymes was pushing their snow on top of the catch basins and clogging them. Jim said there was also an issue on 4th Range with ice dams but that was also taken care of. Selectman Crockwell asked how the problem is being corrected in the long run so the same issues do not happen next winter. Jim stated that the owner of the house on 4th Range Road clog has to change the culvert. Selectman Crockwell asked if there is a time frame for him to do that. Jim stated that it has to be one by next winter and he will make sure it is completed.

David thanked Selectman Greco for all his years of service to the Town. Tonight, is his last meeting serving as a Selectman.

VII. Committee Reports:

Selectman Bond – None

Selectman Greco – None

Selectman Courtemanche – None

Selectman Crockwell - None

VIII. Other/Citizen Comment:

Joanne Gelinas Snow asked if an aquafer study is done for new developments. David stated that the commercial development on Rt. 106 is over the aquafer in town. The Planning Board makes sure the water will not be polluted. The developers will do a study.

Joanne asked if they do a water volume study. David stated that the town has an engineer that will review all the plans and water and traffic studies. He will be there on the site walk. He has done some preliminary reviews at this point

Christina Thornton, 4th Rage Road, asked if the public is welcome to the site walk. David said it will be listed on the website and it is open to the public

IX. Non-Public Session

. None

X. Adjourn:

Motion by Selectmen Greco to adjourn at 7:24 PM seconded by Selectmen Bond,
Motion passed 4-0

Justine M. Courtemanche, Chairman

For more detailed information, the meetings are now taped and can be seen on www.townhallstreams.com click on Pembroke NH and look for the day of the meeting under the month.