

**BOARD OF SELECTMEN
TOWN OF PEMBROKE, NH
January 19, 2022 at 6:30 PM**

Present: Selectman Richard Bean, Selectman Sandy Goulet, Selectman Peter Gagyi, Selectman Karen Yeaton, Selectman Ann Bond

Staff: Town Administrator David Jodoin

I. Call to Order:

Chairman Ann Bond called the meeting to order at 6:31pm.

II. Citizens Comment:

None.

III. Scheduled Meetings:

Public Hearing – Proposed \$1,300,000 roadway and reconstruction bond

David Jodoin shared VJ Ranfos at Public Works delivered letters to residents on Main Street notifying them of this meeting.

Selectman Yeaton asked if there was a final decision made about the placement of the sidewalks. Mike Vignale, Town Engineer, answered they will be on both sides of the road.

Selectman Gagyi asked for a quick overview of the project since he was not on the Board when this was discussed.

Mike explained the project will be a full depth reconstruction of 1,700 feet of Main Street starting at Broadway and ending around Terrace Lane. Currently, the road is 26-feet wide with narrowing around the corner. The road will be reconstructed to a consistent 30-foot width. A new drainage system, new water line, and new granite curbing on both sidewalks will be installed. The utility poles will be relocated to the other side of the street from where they are currently.

Selectman Yeaton asked if the construction phases or traffic management plans have been developed. Mike answered there will be one-lane road at times and there will also be a need for a detour at other times. Since there are ample ways around the project, having the road shut down will make it go quicker.

Selectman Bond opened the public hearing at 6:35pm.

Gerry Fleury, 21 Kimball Street, shared concerns for the interruption in power and internet connectivity when the utility poles are being moved. Mike explained the utility companies will build the infrastructure and then move the line so the disruption will likely be minimal.

Amy Doyle, 178 Main Street, stated there are no street lights on Main Street and is that something that will continue with the new infrastructure. Selectman Bond stated the Selectman voted to only place town street lights at intersections.

Maranda Twombly, 178 Main Street, asked for the timing of installing the new telephone poles. Mike explained the utility companies are going to wait until the project has secured an approval vote and funding and they will move forward.

Selectman Bond closed the public hearing at 6:39pm.

David Jodoin shared there will be another public hearing the first week in February and it will be on the 2022 Town Warrant.

Selectman Yeaton asked if the bond includes the Sherwood Meadows project. David explained the way the warrant article is written, the \$1,300,000 is for roadway construction and improvements. The money will go to the Main Street project first and if there is anything left, it will go to Sherwood Meadows. The bids for Main Street are due back Friday and the final costs for Sherwood Meadows won't be known until they open the bids. The goal is to do both.

Public Hearing – Town Code Revisions Chapter 185 and Rescission of Chapter 184

David explained this Town Code Chapter covers the OHRV restrictions on Class VI Highways. The changes have been reviewed and signed off on by the Police Department, Conservation Commission, and Legal Counsel. The signs for the Range Roads will be adjusted once this revision is approved.

Selectman Bond opened the public hearing at 6:42pm.

Since there were no questions, Selectman Bond closed the public hearing at 6:43pm.

Selectman Goulet made a motion to approve Town Code Chapter 185 as presented and to rescind Town Code Chapter 184. Selectman Yeaton seconded the motion. Motion passed 5-0.

IV. Old Business:

Finalize Clock Warrant Articles

Article 11 shall the town continue its long-term lease agreement with the owner of the building located at 116-122 main street that houses the town clock? Estimated

repairs for the clock will be in excess of \$100,000 over a five-year period, and would require additional funding in succeeding years of \$30,000 annually, to be deposited into the Town Clock Capital Reserve Fund. If the Town votes in favor of this article we will then proceed to the following item.

Article 12 – To see if the Town will vote to raise and appropriate the sum of \$74,340 for repairs to the Town Clock Tower and mechanism, and to fund this appropriation by transfer of that amount from the undesignated Fund Balance as of December 31, 2022.

David explained when CIP heard the five-year plan for the work on the clock it totaled well over \$100,000. David asked Public Works to contact the contractor to see what the cost would be to do it all at once and the cost was brought down to \$74,340. An additional \$30,000 would go into the capital reserve fund annually in order to save for continual maintenance going forward in 2023. If article 11 gets defeated then article 12 is tabled. The Selectman decided to move forward with the articles as written for both article 11 and 12.

V. New Business

There has been discussion at Budget Committee surrounding the potential for a statistical update and what it could do to the tax rate in 2022. Properties are selling for far more than they are assessed for here in Town. Some \$125,000 to \$200,000 more. The recertification could lead to dramatic increases on the second half tax bill for all residents. Right now, the complete town wide revaluation is due in 2024. 2023 is a recertification year where they send information out for items like elderly exemptions and war service credits. The Town's ratio is getting close 70% when it should be 90-110% which would typically require a statistical update of residential properties. David reached out to NHDRA to see if they can do a revaluation and recertification together in 2023 and then do them together every five years from that point forward rather than doing a statistical update in 2022, recertification in 2023, and a full reval in 2024. NHDRA responded if the Board chooses to, they do not need to do the updates this year and they can do both next year. It will give the market the opportunity to hopefully calm down a little.

Selectman Goulet, Selectman Gagy are in favor of waiting. Selectman Yeaton is in favor of waiting and also questions if the market continues to go up, is there any risk. David answered the Town will end up in the same result either way so there isn't any risk.

Mark LePage stated it is better to have one hit that everyone feels and everyone can be aware of rather than different parts of town over several years. It will also give the State some time to think about this unique situation. Gerry Fleury discussed the cost shift from commercial onto residential if we did a revaluation this year.

Selectman Bond agrees in doing it next year rather than splitting it out over the years.

Board consensus was to wait until 2023.

VI. Non-Public Session:

Selectman Goulet made a motion to enter into non-public session in accordance with RSA 91-A:3 II (b) Hiring Public Personnel, seconded by Selectman Bond at 7:10pm

Roll Call Vote:

Selectman Yeaton	Yes
Selectman Bean	Yes
Selectman Bond	Yes
Selectman Goulet	Yes
Selectman Gagy	Yes

The Board came out of non-public session at 7:50 PM

Manifests/Abatements

Selectman Goulet made a motion to accept the manifests and abatements as presented. Selectman Yeaton seconded the motion. Motion passed 5-0.

Minutes - 12/15/21 and 12/29/21

Selectman Goulet made a motion to accept the minutes of December 15, 2021 as presented. Selectman Yeaton seconded the motion. Motion passed 4-0. Selectmen Bond abstained.

Selectman Goulet made a motion to accept the minutes of December 29, 2021 as presented. Selectman Yeaton seconded the motion. Motion passed 4-0. Selectmen Bond abstained.

VII. Town Administrator Report:

VIII. Committee Reports:

Selectman Bean – None

Selectman Gagy – Discussed the Zoning articles that were finalized by the Planning Board.

Selectman Yeaton – Discussed the Budget meetings and also what is happening with the Energy Committee.

Selectman Goulet – None


Selectman Bond – None

IX. Other Citizen Comment:

None

X. Adjourn:

Selectman Goulet made a motion to adjourn at 8:20 PM. Selectman Bean seconded the motion and it was approved unanimously.



Ann Bond, 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.