

**MINUTES  
BOARD OF SELECTMEN  
TOWN OF PEMBROKE, NH  
Monday, December 1, 2008 at 6:30 PM**

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**Present:** Chairman Fred Kline; Selectman Cindy Lewis; Selectman Larry Preston; Selectman David Sheldon; Selectman Tina Courtemanche

**Staff:** David Jodoin, Town Administrator

**Others:** Carol Murray

**1. CALL TO ORDER**

Chairman Kline called the meeting to order at 6:30 PM and welcomed David Jodoin, Town Administrator.

**2. MEETINGS**

**Pembroke Water Works – Kevin Brasley, Commissioner; Chris Culberson, Superintendent; Norm Provencher, Business Manager**

Pembroke Water Works was present to discuss the draft of the Environmental Assessment for Replacement of the New Hampshire Regional Training Institute (EA) prepared by the New Hampshire Army National Guard. Mr. Culberson stated that the Water Works department did not receive information on the EA until after the time had expired to make any agency comments. Mr. Culberson distributed copies of an e-mail he received from Mr. Paul Susca, NHDES, Drinking and Groundwater Bureau, alerting him about the EA. Mr. Susca's e-mail also included his comments which he expects to be incorporated in the response from DES. Mr. Culberson also distributed copies of a National Review from the US EPA which he received on November 24. The EPA had received an extension for their response. After reviewing comments from DES and the EPA, Pembroke Water Works prepared a response letter to the Army National Guard which states their concerns from a water standpoint only. Mr. Culberson made it clear that they were not speaking for the town in their response. The letter was signed by Mr. Lavoie and will be sent December 1, 2008. The Selectmen will receive copies. Mr. Culberson explained that the State and the EPA recommended that they prepare this response letter even though the timeframe to comment had expired. After speaking with the project manager in charge of the EA, Mr. Culberson was told that their response will be allowed. Mr. Culberson further indicated that due to EPA's involvement, an environmental survey may possibly be done.

Mr. Culberson questioned the Selectmen as to the current status of the EA and what involvement, if any, Pembroke Water Works will have as this issue proceeds further. Selectman Preston apologized for not contacting Water Works and gave a brief history on the course of events regarding the Army National Guard's proposed land purchase including the environmental impacts. He also talked about the option of merging forces together but feels that having two separate agencies with the same goal may be more beneficial. Mr. Brasley indicated that Water Works met with the Planning Board last week to discuss their concerns. The Army National Guard is expected to meet with the Planning Board in the near future. It was indicated that the Sewer Department should also be involved.

**Action:** Selectman Preston moved to authorize Mr. Jodoin to make contact with Candace White Bouchard regarding the Army National Guard's proposal to locate their facility in Pembroke. Selectman Lewis seconded. Motion passed 5-0.

The Selectmen discussed contacting additional Executive Councilors specifically, John Shea.

#### **4. OLD BUSINESS**

##### **Plausawa Valley Country Club**

A Plausawa Valley Country Club Land Assessment was distributed and reviewed. The spreadsheet displays the taxes with and without the Discretionary Easement (DE) and includes the 2007 Assessment, 2007 Tax and 2007 Tax & CU/DE. The Selectmen discussed the DE at length. It was stated that the taxes are currently \$17,000 and without the DE, taxes will increase to \$35,000. This increase may prohibit the golf course from operating. The Selectmen discussed the option of approving an easement for less than 20 years but had differing opinions on the length of time it should be for.

The Selectmen discussed whether or not a land appraisal is required. The appraisal fee would be approximately \$5,000. It was agreed that the Opinion of Value on the land is acceptable therefore no appraisal is needed.

**Action:** Selectman Lewis moved that no appraisal is needed for Plausawa Valley Country Club and that the Opinion of Value is acceptable. Selectman Preston seconded. Motion passed 5-0.

No decision was made on the Discretionary Easement, however this issue needs to be added to a future meeting agenda as a decision must be made by February, 2009. Chairman Kline requested that Mr. Jodoin draft a Discretionary Easement for Plausawa Valley Country Club.

##### **Pembroke Crossing – Letter of Credit**

Chairman Kline asked Ms. Murray if she has received any feedback from TD Banknorth regarding the Letter of Credit for Pembroke Crossing. Ms. Murray stated that she has not. Chairman Kline requested that Mr. Jodoin follow up.

#### **5. NEW BUSINESS**

##### **Minutes – November 19, 2008**

**Action:** Selectman Sheldon moved to table the minutes until the next meeting. Selectman Lewis seconded. Motion passed 5-0.

##### **Manifest**

**Action:** Selectman Courtemanche moved to approve the manifest as presented. Selectman Sheldon seconded. Motion passed 4-0. Chairman Kline abstained.

### **Tax Abatements, Exemptions & Credits**

**Action:** Selectman Sheldon moved to accept as recommended by the assessor. Selectman Courtemanche seconded. Motion passed 4-0. Chairman Kline abstained.

### **6. OTHER/CITIZEN COMMENT**

The recycling project was discussed. Chairman Kline indicated that the Solid Waste Committee will attend the Budget Committee meeting on December 11<sup>th</sup>.

Security at Town Hall and the possibility of re-keying the building was discussed. Mr. Jodoin will follow up.

The Selectmen asked for an update on the insurance claim for the property owner that sustained water damage. Ms. Murray stated that she is still waiting to hear from LGC. Mr. Jodoin will follow up.

Selectman Sheldon inquired as to the status of Tom Baumeister's application for the buy-out program. There was no further information available at this time. Chairman Kline requested that Mr. Jodoin follow up with Mr. Baumeister.

Chairman Kline requested that Mr. Jodoin prepare the Selectmen's schedule for 2009.

Ms. Murray suggested that the Selectmen stay informed on Block Grant Aide.

The Selectmen thanked Ms. Murray for her time spent in Pembroke as well as the transition assistance she provided to Mr. Jodoin.

### **7. ADJOURNMENT**

**Action:** Chairman Sheldon moved to adjourn the meeting at 7:49 PM. Selectman Courtemanche seconded. Motion passed 5-0.

Accepted by the Board of Selectmen

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Fred Kline, Chair