



**Amendment #1**

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

**Article II, Section 143-8 Definitions.**

**BUILDABLE AREA-** That area of a lot excluding all soils identified as poorly and very poorly drained, all wetlands, wetland buffers, floodplains, submerged areas, slopes 25% or greater, land set aside for open space or conservation purposes, setbacks, and dedicated easements or rights-of-way. [Added 3-12-2013 Town Meeting Amendment No. 2]

Explanation-To allow the land area included in the setbacks to be used in calculating the buildable area requirements.

**YES 145      NO 55                      AMENDMENT #1 PASSED**

**Amendment #2**

Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

To delete the current requirements for expiration of approvals:

**Article VIX, Section 143-116 Expiration of approvals.**

~~Variances and special exceptions shall expire one year from the date granted, unless there has been substantial construction pursuant to the approval or the incurrence of a substantial liability that is directly related to the project. The Board may, for good cause shown, extend such period by as much as one year, if requested and acted upon, prior to the original expiration date.~~  
[Amended 3-11-2008 Town Meeting by Amendment No. 6]

And replace with the following language:

**Article VIX, Section 143-116 Expiration of approvals.**

**Variances and special exceptions shall expire in accordance with RSA 673:33.I-a. as amended.**

Explanation- This is a housekeeping item to update the zoning ordinance to bring the Expiration of Approval requirements into compliance with the RSA's.

**YES 169      NO 27                      AMENDMENT #2 PASSED**

**Amendment #3**

Are you in favor of the adoption of Amendment #3 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

**Article V-Dimensional and Density Regulations, Section 143-20 Applicability of dimensional and density regulations.**

The regulations for each district pertaining to minimum lot area, minimum lot frontage, minimum lot depth, minimum front yard depth, minimum side yard depth, minimum rear yard depth, maximum height of buildings, and percent minimum ~~open space~~ **pervious space** shall be specified in this section and set forth in the Table of Dimensional and Density Regulations, and subject to the further provisions of this chapter.

Explanation- This is a housekeeping issue to have the same term “Percent pervious space” located in the ordinance and the reference headings from the Table of Dimensional and Density Regulations.

**YES 166      NO 29                      AMENDMENT #3 PASSED**

**Amendment #4**

Are you in favor of the adoption of Amendment #4 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

**To adopt the provisions of RSA 674:43.III to authorize the Planning Board to delegate its site plan review powers and duties in regard to minor site plans to the Town of Pembroke Technical Review Committee that will consist of personnel chosen by the Planning Board which may include the Department Heads within the Town of Pembroke, a Member of the Planning Board, the Town Planner, and other Town Officials as appropriate. This special site plan review committee, to be known as the Minor Site Plan Technical Review Committee, may have final authority to approve or disapprove site plans reviewed by it. Aggrieved parties may appeal the decisions of the technical review committee to the Planning Board so long as notice of appeal is filed within twenty (20) days of the technical review committee’s decision. All provisions of RSA 676:4 shall apply to actions of the technical review committee, except that such a committee shall act to approve or disapprove within sixty (60) days after submissions of applications, subject to extension or waiver as provided in RSA 676:4.I (f). If this Article is adopted, the Planning Board shall be authorized to amend the Pembroke Site Plan Regulations specifying application, acceptance and approval procedures and defining what location, size and kind of site plans may be reviewed by the technical review committee prior to authorizing the committee.**

Explanation- To allow the Technical Review Committee to have review and approval powers and duties to approve minor site plan applications.

**YES 135      NO 54                      AMENDMENT #4 PASSED**

**Amendment #5**

Are you in favor of the adoption of Amendment #5 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

**To Amend Section 143-8 Definitions-**

**MINOR SUBDIVISION** – Any subdivision containing not more than three (3) lots fronting on an existing street, not involving any new street or road or the extension of municipal streets or utilities or the creation of any public improvements and not adversely affecting the remainder of the parcel ~~of~~ or adjoining property. **A lot line adjustment as defined herein shall not be considered a minor subdivision.**

Explanation- To clarify that a Lot Line Adjustment is not considered a Minor Subdivision.

**YES 163      NO 31                      AMENDMENT #5 PASSED**

**Amendment #6**

Are you in favor of the adoption of Amendment #6 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Section 143-68.H.

H. Administration: The provisions of the Aquifer Conservation District shall be administered by the Planning Board and the Zoning Board of Adjustment. All development proposals, ~~excluding: one or two family residential construction,~~ shall be subject to subdivision and/or site plan review and approval, and shall require a Special Use Permit if located within the Aquifer Conservation District, in accordance with Planning Board rules and regulations. Such review and approval shall precede the issuance of any building permit by the Town.

**Exclusions: one or two-family residential construction, Lot Line Adjustment, and Minor Subdivision applications. If the Planner, upon review, feels that a Lot Line Adjustment application or Minor Subdivision application warrants Planning Board review than an SUP-AC application shall be required to be submitted by the applicant.**

Explanation- To clarify that Lot Line Adjustment and Minor Subdivision applications are able to be excluded from the Special Use Permit application process.

**YES 153      NO 38                      AMENDMENT #6 PASSED**

**MINUTES OF THE ANNUAL TOWN MEETING  
TOWN OF PEMBROKE, NH  
DELIBERATIVE SESSION  
MARCH 14, 2015**

Moderator Thomas E. Petit opens the meeting at 10:00 a.m. and reads the results of the ballot vote taken on March 10, 2015.

**There was a motion made to dispense with the reading of the full warrant and proceed with the meeting.**

**MOVED: Daniel Crean                      SECONDED: David Sheldon**

**VOTE: YES                                      MOTION PASSED**

**ARTICLE 3** - To see if the Town will vote to raise and appropriate the sum of \$4,000,000 for the purpose of financing the construction of continuing the Loop road (Cooperative Way) from the existing section to the intersection of RT. 3 and 106 inclusive of utilities, and to authorize the issuance of not more than \$4,000,000 of bonds or notes under and in accordance with the provisions of the Municipal Finance Act (RSA 33); and to authorize the Selectmen to issue, negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to apply for, obtain and accept any federal, state, or other aid, grants or additional funding which may be available for said project to help offset the cost of the bond and to comply with all laws applicable to said project; and to authorize the Selectmen to take any other action or to pass any other vote relative thereto. Funding for this debt service will come from the TIF District Fund created in 2005. (2/3 ballot vote required) This article is contingent upon article #4 passing.

Recommended by Board of Selectmen  
Recommended by the Budget Committee

Selectman Fred Kline gave an overview of both Article #3 and Article #4 explaining what the project consisted of and how the financing would work.

**After some discussion, there was a motion made to temporarily table Article #3 and act on Article #4.**

**MOVED: Daniel Crean**

**SECONDED: Clint Hanson**

**VOTE: YES**

**ARTICLE #3 TABLED TEMPORARILY**

**ARTICLE 4** – To see if the Town will vote pursuant to RSA 162-K:9, IV to modify the Soucook River Tax Increment Financing District Plan approved at the 2005 Annual Town Meeting and amended at the 2006 Town Meeting, to increase the allocation of incremental tax valuation allocated for TIF purposes from 10% to 35% of incremental assessed valuation. The increased allocation shall remain in effect until further amendment by Town Meeting.

#### **Text of Amendment to TIF Plan**

Pursuant to Section XII, the Soucook River TIF District Plan is amended by inserting the following:

Commencing with the tax year beginning on April 1, 2015 and continuing until further amendment of the TIF plan by the Pembroke Town Meeting, the percentage of valuation designated as captured assessed value shall be increased from 10% of the increased valuation to 35%. The incremental revenues derived from such captured assessed value shall be used to defray the cost of improvements in the district.

Recommended by Board of Selectmen

**MOVED: Daniel Crean**

**SECONDED: Clint Hanson**

**There was a motion made to amend Article #4 by adding at the end “THIS ARTICLE**

**SHALL TAKE EFFECT ONLY IF ARTICLE 3 PASSES.”**

**MOVED: Daniel Crean                      SECONDED: Jay Smith**

**VOTE: YES                                      AMENDMENT PASSED**

**VOTE ON ARTICLE #4 AS AMENDED: YES**

**ARTICLE #4 ADOPTED AS AMENDED**

**There was a motion to take Article #3 off the table and act upon it.**

**MOVED: Dianne Schuett                      SECONDED: Fred Kline**

**VOTE: YES**

**The polls are open for ballot vote on Article #3 at 10:55 a.m. and will remain open for at least one hour.**

Action resumes on the rest of the Warrant Articles while the voters were waiting for the polls to close on Article #3.

**ARTICLE 5 – To see if the Town will vote to raise and appropriate \$611,000 to be deposited into the Capital Reserve Funds previously established as indicated below.**

Town Equipment Capital Reserve Fund	\$225,000
Police Cruiser Capital Reserve Fund	\$ 55,000
Police Small Equipment Capital Reserve Fund	\$ 13,500
Municipal Facilities Capital Reserve Fund	\$ 75,000
Fire Major Equipment Capital Reserve Fund	\$150,000
Fire Small Equipment Capital Reserve Fund	\$ 20,000
Revaluation Update Capital Reserve Fund	\$ 32,500
Recreation Capital Reserve Fund	\$ 15,000
Cemetery Capital Reserve Fund	\$ 25,000
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	\$611,000

Recommended by Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Rob Farley                              SECONDED: David Sheldon**

**VOTE: YES                                      ARTICLE #5 ADOPTED**

**ARTICLE 6 – To see if the Town will vote to raise and appropriate the sum not to exceed \$300,000 to purchase a new split body single stream recycling truck and to authorize the withdrawal of a sum not to exceed \$300,000 from the Town Equipment Capital Reserve Fund.**

Recommended by Board of Selectmen

Recommended by the Budget Committee

**MOVED: Laurent Perron                      SECONDED: Don Girard**

**VOTE: YES                                      ARTICLE #6 ADOPTED**

**ARTICLE 7** – To see if the Town will vote to raise and appropriate the sum not to exceed \$6,000 for the purchase of new rifles and shotguns and to authorize the withdrawal of a sum not to exceed \$6,000 from the Police Small Equipment Capital Reserve Fund.

Recommended by Board of Selectmen  
Recommended by the Budget Committee

**MOVED: David Sheldon                      SECONDED: Tina Courtemanche**

**VOTE: YES                                      ARTICLE #7 ADOPTED**

**ARTICLE 8** – To see if the Town will vote to raise and appropriate the sum not to exceed \$20,000 for necessary repairs at the Evergreen Cemetery and to authorize the withdrawal of a sum not to exceed \$20,000 from the Cemetery Improvements Capital Reserve Fund.

Recommended by Board of Selectmen  
Recommended by the Budget Committee

**MOVED: David Sheldon                      SECONDED: Vincent Greco**

**VOTE: YES                                      ARTICLE #8 ADOPTED**

**ARTICLE 9** - To see if the Town will vote to raise and appropriate the sum not to exceed \$13,465 for the renovations and repairs to the Town tennis courts and to authorize the withdrawal of a sum not to exceed \$13,465 from the Recreation Capital Reserve Fund.

Recommended by Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Tina Courtemanche              SECONDED: Michael Crockwell**

**VOTE: YES                                      ARTICLE #9 ADOPTED**

**ARTICLE 10** - To see if the Town will vote, pursuant to RSA 31:19-a, to establish the Energy Efficiency, Conservation, and Improvement Trust Fund, to be used for the purpose of funding capital on non-capital endeavors intending to improve and conserve energy usage in town buildings, facilities, and equipment. The Selectmen are designated as agents to expend from this fund, but shall hold noticed, public hearing prior to making any expenditure. The Selectmen may accept donations or grants to be added to and use for the purposes of this fund but said donation or grant moneys shall be invested and accounted for separately from Town appropriated funds, as set forth in RSA 31:19-a, IV. And further to raise and appropriate the sum of \$30,000 for this Trust Fund.

Recommended by Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Daniel Crean**                      **SECONDED: Jay Smith**

**There was a motion made to amend Article #10 change the phrase “funding capital on non-capital” to “funding capital or non-capital”**

**MOVED: Jay Smith**                      **SECONDED: David Sheldon**

**VOTE: YES**                                      **AMENDMENT PASSED**

**VOTE ON ARTICLE #10 AS AMENDED: YES**

**ARTICLE #10 ADOPTED AS AMENDED**

**ARTICLE 11** – To see if the Town will vote to ratify RSA Chapter 154:1 (a) which states All town and city fire departments, and fire departments of village districts or precincts organized pursuant to RSA 52:1,I(a) shall be organized according to one of the following forms, chosen by vote of the legislative body: (a) A fire chief appointed by the local governing body, or by the town or city manager, if any, with firefighters appointed by the fire chief.

Recommended by Board of Selectmen

**MOVED: Rob Farley**                      **SECONDED: David Sheldon**

**VOTE: YES**                                      **ARTICLE #11 ADOPTED**

**ARTICLE 12** – Resolved that the State of New Hampshire provide a comprehensive meaningful system of funding for State education needs. To see if the Town will vote to ask our Governor and our state legislators to reform funding for education with that reform to be directed to significant education reduction of property taxes. The record of the vote approving this article shall be transmitted by written notice from the Select board to the Governor and state legislators informing them of the instructions from their constituents within 30 days of the vote.

Recommended by Board of Selectmen

**MOVED: Laurent Perron**                      **SECONDED: Vincent Greco**

**VOTE: YES**                                      **ARTICLE #12 ADOPTED**

**ARTICLE 13 – (Petition)** "To see if the town will vote to adopt the provisions of RSA 72:61 through RSA 72:64 inclusively, which provide for an optional property tax exemption from the property's assessed value, for property tax purposes, for persons owning real property, which is equipped with solar energy systems intended for use at the immediate site. Such property tax exemption shall be in the amount equal to 100% of the assessed value of qualifying equipment

under these statutes."

**MOVED: Daniel Crean**

**SECONDED: Don Girard**

**VOTE: YES**

**ARTICLE #13 ADOPTED**

**ARTICLE 14** - To see if the Town will vote to raise and appropriate the Budget Committee's recommended amount of \$7,788,143 for the 2015 Municipal operating budget, not including appropriations by special warrant articles and other appropriations voted separately.

Recommended by the Board of Selectmen

Recommended by the Budget Committee

Chairman of the Budget Committee, Mark Lepage gives an overview of the proposed budget and then thanks the Budget Committee, the Board of Selectmen and Town Administrator David Jodoin for all the hard work. He then make a motion to accept the Budget Committee's recommended amount of \$7,788,143.

**MOVED: Mark Lepage**

**SECONDED: Gerard Fleury**

**VOTE: YES**

**ARTICLE #14 ADOPTED**

**ARTICLE 15** - To transact any other business that may legally come before said meeting.

Moderator Petit swore in the following town officials elected in 2015 to their respective offices.

James F. Goff

Town Clerk for 1 year

Fred Kline

Selectman for 3 years

Kevin Brasley

Water Commissioner for 5 years

Courtney Eschback

Trust Fund Trustee for 3 years

Patricia Manseau

Checklist Supervisor for 3 years

Diane Schuett stated that there was a nice acknowledgement on page 85 of the 2014 Annual Town Report to Roland H. Young, Jr. who passed away after many dedicated years to the Town of Pembroke as Supervisor of the Checklist as well as many other capacities.

**At 11:55 a.m. after all in attendance who wish to cast a vote on Article #3 had done so, the polls were closed for said article. The results were as follows.**

**2/3 (67%) majority was needed for Article #3 to be adopted.**

**YES 119 NO 22 (85% yes)**

**ARTICLE #3 ADOPTED**

**There was a motion made to adjourn.**

**MOVED: David Sheldon**

**SECONDED: Fred Kline**

**VOTE: YES**

**Meeting adjourned at 12:03 p.m.**

**Respectfully submitted:**

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**James F. Goff  
Town Clerk  
Pembroke, NH**

**TOWN SEAL**