

**BOARD OF SELECTMEN  
TOWN OF PEMBROKE, NH  
July 21, 2021 at 6:30 PM**

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

Staff: Town Administrator David Jodoin

**I. Call to Order:**

Chairman Ann Bond called the meeting to order at 6:30pm.

**II. Citizens Comment:**

None

**III. Scheduled Meetings**

Henry Huntington – New England Flower Farms

Henry Huntington, New England Flower Farms, has approval from the Planning Board for an expansion at their site on North Pembroke Road. Everything has been approved by the Town but there have been some delays from the State, however, they been conditionally approved for an alteration permit. This year, the Legislature changed the law that all permits now have to go through Fish & Game. They neglected to tell Fish & Game prior to approving the new law so they were unprepared and have one person handling all the requests for the entire state. The project is going to be completely on the grounds of Pembroke Sand and Gravel meaning the area is a giant gravel pit and there is no vegetation, wetlands, or animal habitat to disturb. All conditions for the permit have been met. They are asking the Selectmen to allow them to get started so they do not miss their entire season while they wait on Fish & Game.

Selectman Bean asked how the bridge reconstruction is going to affect them. Henry answered that it will have a large impact on them which is another reason they want to get as much as they can accomplished before that is shut down. They are at the base of the bridge and all construction vehicles will have to go around.

Selectman Goulet asked what would happen if they allow them to start this project and then they do not get their permit. Henry stated that the project is in the middle of an active gravel pit so there isn't any reason for them to deny the permit based on the grounds they typically look at which are wildlife, wetlands, and vegetation impact.

Selectman Goulet made a motion to authorize New England Flower Farms to move forward with construction at their own peril. Selectman Yeaton seconded the motion. Motion passed 4-0.

#### Richard Wengenroth – Energy Committee

Richard Wengenroth, Chair of Pembroke Energy Committee, is requesting \$250 to become a member of Clean Energy New Hampshire. It is a state wide network of policy makers and contractors that all focus on energy related matters in the State. It will be a resource the Committee feels they will use at least once a week.

Selectman Bean made a motion to fund the \$250 membership request for the Energy Committee to join Clean Energy New Hampshire, Selectman Goulet seconded the motion. Motion passed 4-0.

#### Mike Tardiff – CNHRPC – Range Road Discussion

Mike Tardiff, Central New Hampshire Region Planning Commission, and Dean Williams, Central New Hampshire Region Planning Commission, came to the meeting to discuss the opening of the Range Roads. Selectman Bond asked if there is a map of the Range Roads on the Town Master Plan. Mike answered they are shown in the various maps of the Master Plan. They did a survey of residents to gauge support on improvements to the Range Roads and there is no clear consensus that came back. They asked if opening up one or two in the future may be positive and almost equally people said they do support, do not support, and another third said I do not know. There was more support for opening Fourth Range rather than Third but there was still no clear direction. The one clear answer that came back was that there is no support for town funds to be used to do any improvements. They have also started looking at Route 3 on different ways to ease traffic. Dean Williams explained that the housing shortage is a large reason they are seeing the inquiries about opening class 6 roads throughout the state. Mike also discussed changing the Class 6 road designation to a Class A trail. Mike and Dean would like to sit down with the Planning Board to make a plan for the future.

David Jodoin discussed residents wanting to sell their land on class 6 roads and the willingness to bring those roads up to class 5 roads specifications to do so.

Kathy Cruson, Pembroke Hill Road, discussed spending time walking on the Range Roads and the damage being done by ATV use. Kathy would support opening Fourth Range to traffic rather than Third as Fourth brings residents from Route 28 to Route 106 and Third would bring residents from Brickett Hill to Academy Road.

Selectman Yeaton asked if there is a reason why they are limiting the discussion to Third and Fourth Range Roads. Selectman Bond answered that it isn't being limited but those are the top two to be looked at. Mike explained it was part of the discussion during the Master Plan. The higher Range Roads are used more for trail

use but they can certainly look at all of them. Selectman Bean asked if Third Range goes through to Dearborn Road. Mike answered that it does go from Academy to Dearborn. Mike explained that as a transportation planner, he looks at Third and Fourth as offering the connection to Route 106. If they are looking for a true alternate to Route 3.

Ammy Heisier, 604 Buck Street, explained the importance of the Range Roads to conservation. At one point, they were looking at open space planning and creating green infrastructure. The Range Roads are a high-quality wetlands and wildlife habitat. Ammy expressed concerns that if they do not have a plan in place for opening the Range Roads or redesignating them Class A trails, that it will become overrun by developers putting as many houses on a lot as possible and suing the Town until they get what they want.

Selectman Yeaton discussed control the Town has on development through the Zoning Board process. They need to think big about what the problem they are trying to solve is and any zoning would need to be voted in by the Town. Mike explained any changes like that is going to take a few years to plan this out. Mike suggests getting another feel for what the residents want.

Bob Bourque, Pembroke Planning Board, discussed the open space development repealed from March Town Meeting. The Planning Board is looking at and discussing increasing the minimum lot size from two acres to five acres. Fish & Game has identified certain areas as wildlife habitat and the Town could adopt a zoning regulation that has a buffer around those areas for development.

The Selectman support Mike and Dean working with the Planning Board to look at innovative ways to opening the Range Roads.

#### **IV. Old Business:**

None

#### **V. New Business**

Selectman Goulet made a motion for the Town Administrator and Chairman to sign the audit engagement letter with Vachon Clukay & Company, PC for fiscal year 2020. Selectman Bond seconded the motion. Motion passed 4-0.

Selectman Yeaton read a statement thanking all the applicants who applied to fill the open Selectman spot and to all the volunteers of the various boards and committees and also thanked Mike Crockwell for his service to the Town. Selectman Yeaton supports appointing Peter Gaygi for the open position. Selectman Bean also supports Peter Gaygi, Selectman Goulet supports Paul Hanson, and Selectman Bond supports Peter Gaygi.

Selectman Yeaton made a motion to appoint Peter Gaygi as the Selectman Rep until the term ends in 2022. Selectman Bean seconded the motion. Motion passed 3-1.

#### Manifests/Abatements

Selectman Goulet made a motion to accept the manifests and abatements as presented. Selectman Bean seconded the motion. Motion passed 4-0.

#### Minutes 7/7/21

Selectman Goulet made a motion to accept the minutes of July 7, 2021 as presented. Selectman Bean seconded the motion. Motion passed 3-0. Selectman Bond abstained.

### **VI. Town Administrator Report:**

Letters are going out to residents building unpermitted structures.

There will be holiday credits from Primex for Property Liability Insurance totaling around \$22,000 and Workers Comp insurance totaling around \$24,000. The credits come off the top of next year's bill.

The Board has not accepted the road connecting to Nadine Drive from the golf course development. The cones are still up and are being moved. The residents in the area are sending in complaints. The Board would like the Police Department to come back to discuss the stop signs before they discuss opening the Road.

The Town has applied for a \$774,000 allotment from the Local Recovery Act and the funds could be used toward the issues with the Water Department. Water has applied for a low interest loan but there may be some additional federal money available from the infrastructure bill. The project will be a multi-million-dollar project and they haven't said whether or not they will come to the tax payers or pay for it through user fees. They are still at the beginning stages and are working with Underwood Engineering.

### **VII. Committee Reports:**

Selectman Yeaton – None

Selectman Bean – None

Selectman Bond – None

Selectman Goulet – None

**VIII. Other Citizens Comment:**

None

**IX. Non-Public Session:**

Selectman Goulet made a motion to enter into non-public session in accordance with RSA 91-A:3 II (I) Consideration of matters relating to the preparation for and carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life, seconded by Selectman Yeaton at 7:16pm

Roll Call Vote:

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

The Board came out of non-public session at 7:32 PM

Selectmen Goulet made a motion to seal the minutes, seconded by Selectmen Bean.

Roll Call Vote:

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

Roll Call Vote:

Selectman Goulet made a motion to enter into non-public session in accordance with RSA 91-A:2 I (b) Consultation with Legal Counsel, seconded by Selectman Bean at 7:33 pm

Roll Call Vote:

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

The Board came out of non-public session at 8:03pm

**X. Adjourn:**

Selectman Goulet made a motion to adjourn at 8:04 PM. Selectman Yeaton seconded the motion and it was approved unanimously.

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Ann Bond, Chairman

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