

**MINUTES OF THE ANNUAL TOWN MEETING  
TOWN OF PEMBROKE, NH  
MARCH 12, 2019**

The meeting was opened by Moderator Thomas E. Petit at 11:00 a.m.

**A motion was made to read and act on Articles #1 and #2 and to read and act on the remaining articles at the deliberative session on March 16, 2019 at the Pembroke Academy Auditorium.**

**MOVED: Bonnie Clark**

**SECONDED: Shelley Fowler**

**VOTE: YES**

**MOTION PASSED**

**ARTICLE #1:** To choose all necessary officers for the ensuing year.

\*Denotes elected

Town Clerk for one year:  
vote for not more than one  
James F. Goff

\*383

Water Commissioner for five years:  
vote for not more than one  
Lawrence A. Plourde

\*342

Treasurer for one year:  
vote for not more than one  
Susan Dean-Jones

\*346

Library Trustee for three years:  
vote for not more than two  
Marie Brezosky  
Judy Mitchell

\*321

\*323

Selectman for three years:  
vote for not more than two  
Sandy Goulet  
Zachary Sawyer  
Richard F. Bean  
Richard Bilodeau

\*191

98

\*235

103

Trust Fund Trustee for three years:  
vote for not more than one  
no one filed  
\*Gerard Fleury  
\*Gerard Fleury is currently a Trustee

\*5 write-in votes

Sewer Commissioner for three years:  
vote for not more than one  
Harold L. Thompson

\*346

Checklist Supervisor for one year:  
vote for not more than one  
no one filed  
\*Robin Lounsbury

\*5 write-in votes

5382 voters on the Pembroke Checklist  
406 ballots cast  
7.5% voter turnout

Checklist Supervisor for five years:  
vote for not more than one  
no one filed  
Robin Lounsbury

\*4 write-in votes

\*Robin Lounsbury selected the 5 year term.

**ARTICLE 2 – AMEND ZONING ORDINANCE**

Are you in favor of adopting the following amendments to the existing Zoning Ordinance of the Town of Pembroke?

Please note that proposed language is bold and underlined.

**Amendment #1:** Are you in favor of the adoption of Amendment #1, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to add a new definition for “Shed,” as follows:

**SHED – A utility shed or greenhouse not larger than three hundred twenty (320) square feet of floor area with a height not greater than twelve (12) feet from the floor to the top of the ridge.**

*The purpose of Amendment #1 is to add a definition for “Shed.”*

**YES 285      NO 86      AMENDMENT #1 PASSED**

**Amendment #2:** Are you in favor of the adoption of Amendment #2, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to delete the definition of “Lot Consolidation.”

*The purpose of Amendment #2 is to delete the definition of Lot Consolidation because it is identical to the definition of “Lot Merger.”*

**YES 324      NO 46      AMENDMENT #2 PASSED**

**Amendment #3:** Are you in favor of the adoption of Amendment #3, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to amend the definition of “Junk Yard,” as follows:

**JUNK YARD – Shall be as defined in RSA 236:112 (I), as amended. (Also salvage yard). Junk yards are not permitted in any zoning district, per the Table of Uses.**

*The purpose of Amendment #3 is to clarify that junk yards are not a permitted use.*

**YES 333      NO 37      AMENDMENT #3 PASSED**

**Amendment #4:** Are you in favor of the adoption of Amendment #4, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-19 Table of Use Regulations to delete Residential Use #4, “Planned Residential Development” and reserve Residential Use #4.

*The purpose of Amendment #4 is to remove Planned Residential Development from the Table of Uses since there are no provisions or other reference to it in the Zoning Ordinance.*

**YES 277      NO 71      AMENDMENT #4 PASSED**

**Amendment #5:** Are you in favor of the adoption of Amendment #5, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-68 Aquifer Conservation District, Section F. Special Exceptions, to add Pembroke Water Works as an agency that the

Zoning Board request input from, to read:

“Prior to rendering a decision on an application for a Special Exception, the Zoning Board of Adjustment shall request input from the Planning Department, the Conservation Commission, **Pembroke Water Works**, and the Health Officer, as to whether the proposed use is consistent with the purpose of this section.”

*The purpose of Amendment #5 is to allow Pembroke Water Works to comment on Special Exception Uses in the aquifer.*

**YES 316      NO 41      AMENDMENT #5 PASSED**

**Amendment #6:** Are you in favor of the adoption of Amendment #6, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to allow Town staff to review the Zoning Ordinance and make non-substantive changes such as correcting typographical errors, grammatical errors, numbering errors, table of contents, and other similar corrections?

*The purpose of Amendment #6 is to allow staff to make non-substantive corrections without burdening the public to vote on every typo, grammatical error, and numbering error.*

**YES 308      NO 56      AMENDMENT #6 PASSED**

**Amendment #9 (By Petition):** To amend the Zoning Map of the Town of Pembroke by re-zoning;

Map 559, Lot 6; Map 559, Lot 12; Map 559, Lot 12-1; Map 559, Lot 12-2; Map 559, Lot 12-3; Map 559, Lot 12-4; Map 559, Lot 14; Map 559, Lot 16-2; and Map 561, Lot 46.

From R-3 (Rural/Agricultural-Residential) to C1 (Commercial/Light Industrial)

*The purpose of Amendment #7 is to rezone the above-mentioned parcels, generally located in the area of Silver Hills Drive and North Pembroke Road, from R3 to C1.*

**YES 229      NO 114      AMENDMENT #9 PASSED**

**MINUTES OF THE ANNUAL TOWN MEETING  
TOWN OF PEMBROKE, NH  
DELIBERATIVE SESSION  
MARCH 16, 2019**

Moderator Thomas E. Petit opens the meeting at 10:00 a.m. after the Pledge of Allegiance, an introduction of the Budget Committee members, Board of Selectmen and the Town Clerk. He then reads the results of the ballot vote taken on March 12, 2019.

**There was a motion made to dispense with the formal reading of the full warrant.**

**MOVED: Daniel Crean**

**SECONDED: Paulette Malo**

**VOTE: YES**

**MOTION PASSED**

**ARTICLE 3:** To see if the Town will change the purpose of the existing Bridge Repair and Replacement Capital Reserve Fund to the Roadway and Infrastructure Capital Reserve Fund, and to authorize the Board of Selectmen as agents to expend. (2/3 vote required)

**MOVED: Daniel Crean**

**SECONDED: Tina Courtemanche**

**The majority of registered voters in attendance voted yes with zero no votes cast. The Moderator determined that well over 2/3 voted in the affirmative.**

**VOTE: YES**

**ARTICLE #3 PASSED**

**ARTICLE 4:** To see if the Town will vote, in accordance with RSA 261:157-a, to adopt an ordinance waiving the fee to be charged for a permit to register one motor vehicle owned by a person who was captured and incarcerated for 30 days or more while serving in a qualifying war or armed conflict as defined in RSA 72:28 V, and who was honorably discharged, provided the person has provided the Town Clerk with satisfactory proof of these circumstances.

**MOVED: Ann Bond**

**SECONDED: Peter Mehegan**

**VOTE: YES**

**ARTICLE #4 PASSED**

**ARTICLE 5:** To see if the Town will vote to raise and appropriate the sum of \$462,500 to be deposited into the following Capital Reserve Funds established as indicated below:

Town Equipment Capital Reserve Fund	\$150,000
Police Cruiser Capital Reserve Fund	\$ 55,000
Municipal Facilities Capital Reserve Fund	\$ 40,000
Fire Major Equipment Capital Reserve Fund	\$140,000
Fire Small Equipment Capital Reserve Fund	\$ 10,000
Police Small Equipment Capital Reserve Fund	\$ 10,000
Revaluation Capital Reserve Fund	\$ 32,500
Cemetery Capital Reserve Fund	\$ 10,000
Energy Efficiency Capital Reserve Fund	\$ 15,000

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\$462,500

Recommended by the Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Robert Farley**

**SECONDED: Tina Courtemanche**

**VOTE: YES**

**ARTICLE #5 PASSED**

**ARTICLE 6:** To see if the Town will vote to raise and appropriate the sum of \$176,000 to purchase a new 6 wheel dump truck and accessories and to authorize the withdrawal of a sum not to exceed \$176,000 from the Town Equipment Capital Reserve Fund.

Recommended by the Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Tina Courtemanche**

**SECONDED: Vincent Greco**

**VOTE: YES**

**ARTICLE #6 PASSED**

**ARTICLE 7:** To see if the Town will vote to raise and appropriate the sum of \$748,414 for the purpose of purchasing a new Fire Truck and related equipment and to authorize the withdrawal of a sum not to exceed \$748,414 from the Fire Major vehicle/equipment Capital Reserve Fund.

Recommended by the Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Erik Paulsen**

**SECONDED: Charles Schmidt**

**VOTE: YES**

**ARTICLE #7 PASSED**

**ARTICLE 8:** To see if the Town will vote to raise and appropriate the sum of \$56,000 for the purpose of purchasing a new Police Cruiser and related equipment and to authorize the withdrawal of a sum not to exceed \$56,000 from the Police Cruiser Capital Reserve Fund.

Recommended by the Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Robert Farley**

**SECONDED: Alan Topliff**

**VOTE: YES**

**ARTICLE #8 PASSED**

**ARTICLE 9:** To see if the Town will vote to raise and appropriate the sum of \$7,024 for the purpose of purchasing a new Compressor for Public Works and to authorize the withdrawal of a sum not to exceed \$7,024 from the Town Equipment Capital Reserve Fund.

Recommended by the Board of Selectmen  
Recommended by the Budget Committee

**MOVED: Sandy Goulet**

**SECONDED: Vincent Greco**

**VOTE: YES**

**ARTICLE #9 PASSED**

**ARTICLE 10:** Shall the Town continue to maintain and make repairs to the Clock and Clock Tower as agreed upon with the lease between the Town and the owner of the property located at 116-122 Main Street? An affirmative vote will require the Town to proceed with the following article.

**MOVED: Vincent Greco**

**SECONDED: Ann Bond**

James Garvin gave a history of the clock and the repairs that the town had done back in 2001.

There was much discussion in reference to the lease the town has for the maintenance of the clock and the fact that almost no maintenance has been done since the repairs in 2000. There was talk of having a sense of pride in the downtown and also a sense of community.

**There was a motion made to vote on the article.**

**MOVED: Paulette Malo**

**SECONDED: Daniel Crean**

**VOTE: YES**

**VOTE ON ARTICLE 10: YES**

**ARTICLE #10 PASSED**

**ARTICLE 11:** To see if the Town will vote to raise and appropriate the sum of \$34,420 for repairs to the Clock Tower located at 116-122 Main Street. This article is contingent on the passage of Article #10.

Recommended by the Board of Selectmen

Not Recommended by the Budget Committee

**MOVED: Paulette Malo**

**SECONDED: Diane Schuett**

Diane Schuett asked if the town has looked into performing annual maintenance.

Town Administrator David Jodoin stated that in the past, the previous Town Administrator suggested budgeting around \$3,000 a year for maintenance, but the Board of Selectmen at that time declined and that this is something that could be discussed with the current Board of Selectmen.

**VOTE: YES**

**ARTICLE #11 PASSED**

**ARTICLE 12:** Shall the Town continue to own and maintain properties located at 4 Union Street (Perry Eaton Building) and 6 Union Street (land)? If the property is sold, the Board would have the authority to let those with leases out of their contract. An affirmative vote will require the Town to proceed with the following article.

**MOVED: Brian Lemoine**

**SECONDED: Paulette Malo**

Dana Carlucci gave a brief history of the building from when the police moved into the Safety Center. He talked about the repairs that have been done, the rental history and the repairs that will need to be done on the retaining wall on the property. He also spoke about the importance of the parking that is provided on that property.

Alan Topliff gave a “hats off” to Dana and Jocelyn Carlucci for all the time and effort they gave in the management of the property over the years.

Discussion ensued as to whether the town should be in the commercial real estate business with some in the audience speaking against.

**VOTE: NO**

**ARTICLE #12 FAILED**

**ARTICLE 13:** To see if the Town will vote to raise and appropriate the sum of \$150,000 for repairs to the rear wall located at 4 Union Street (Perry Eaton Building). This article is contingent on the passage of Article #12.

Recommended by the Board of Selectmen  
Not Recommended by the Budget Committee

**There was a motion made to table Article #13.**

**MOVED: Daniel Crean**

**SECONDED: Eugene Gauss**

**VOTE: YES**

**ARTICLE #13 TABLED**

**ARTICLE 14:** To see if the Town will vote, pursuant to RSA 35:9-a II, to authorize the Trustees of Trust Funds to pay for Capital Reserve Fund investment management services, and any other expenses incurred, from Capital Reserve Funds income. No vote by the Town to rescind such authority shall occur within five years of the original adoption of this article.

**MOVED: Daniel Crean**

**SECONDED: Ann Bond**

Trust Fund Trustee Gerard Fleury explains the reasoning behind this article.

Dianne Schuett thanks Gerard Fleury for all he has done as a trustee.

**VOTE: YES**

**ARTICLE #14 PASSED**

**ARTICLE 15:** To see if the Town will vote to raise and appropriate the Budget Committee's recommended amount of \$8,318,667 for the 2019 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

Budget Committee Chair Karen Yeaton explains the budget process and thanks the Budget Committee, Town Administrator David Jodoin and the Board of Selectmen for the time and effort on this year's budget process. Then made a motion to adopt the budget as presented.

**MOVED: Karen Yeaton**

**SECONDED: Gerard Fleury**

**VOTE: YES**

**ARTICLE #15 PASSED**

**ARTICLE 16:** To transact any other business that may legally come before said meeting.

There was a motion made to accept the reports of all boards, committees and commissions as printed in the 2018 Town Report.

**MOVED: James F. Goff**

**SECONDED: Tina Courtemanche**

**VOTE: YES**

**There was a motion made to adjourn the 2019 Town Meeting.**

**MOVED: Peter Mehegan**

**SECONDED: Gary Gaskell**

**VOTE: YES**

**The Pembroke Town meeting adjourned at 12:15 pm.**

**After the meeting adjourned, Moderator Petit swore in all officials that were elected on the 2019 Town Meeting ballot.**

Respectfully submitted:

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James F. Goff  
Town Clerk  
Pembroke, NH

March 16<sup>th</sup>, 2019

TOWN SEAL

