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APPROVED
TOWN OF PELHAM
BOARD OF SELECTMEN - MEETING MINUTES
July 17, 2018
APPROVED – July 24, 2018

CALL TO ORDER - approximately 6:30PM

PRESENT: Mr. Hal Lynde, Mr. William McDevitt, Ms. Heather Forde, Town Administrator
Brian McCarthy

ABSENT: Mr. Doug Viger, Ms. Amy Spencer

PLEDGE OF ALLEGIANCE

MINUTES REVIEW

July 10, 2018

MOTION: (McDevitt/Forde) To approve the meeting minutes of July 10, 2018 as written.

VOTE: (2-0-1) The motion carried. Mr. Lynde abstained.

ANNOUNCEMENTS

There were no announcements.

OPEN FORUM

No one came forward.

APPOINTMENT(S)

Hobbs Community Center Director Sara Landry – Status of the electric sign for Hobbs Community Center

Ms. Landry stated at the last meeting they discussed an electronic message board sign versus a traditional sign for the Hobbs Community Center. She felt a message board sign would benefit the center by getting information out to residents.

Mr. McDevitt felt he could support an electronic sign although he was not ‘wildly’ in favor of it. He said they would have to be cautious of the way it looked because of the center’s location and because the people across the street (funeral home) weren’t allowed to have that type of sign. Ms. Landry agreed. She felt there was a way to do the sign in a tasteful manner. She was open to the Board setting a limit on the number of messages they could display.

Ms. Forde discussed her concerns; having the Town not follow rules that everyone else had to and having a lit sign across the street from the funeral home. Ms. Landry agreed that they wouldn’t want to have flashing information. The goal was to get information to the public.

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Mr. Lynde wanted to know the compelling reason for a new sign. Ms. Landry replied the existing manual board was in very poor condition and was difficult and a safety hazard to change out the information during the winter. An electronic sign could be controlled in the office. Mr. Lynde discussed a Planning Board case for a mixed use (commercial/residential) development that wouldn't be allowed a similar sign. He understood the concern but was unsure if he could support the proposed sign.

Ms. Landry displayed an artistic rendition of the proposed sign with message board. Mr. McDevitt questioned why the proposed sign would be amber. Ms. Landry said the colors offered were white, amber or red. She discussed the importance of reaching the community with information about the center. She said the sign was an outreach tool and hoped the Board consider such.

Ms. Forde questioned if there was a secondary option for an information sign. Ms. Landry said another option would be a tv screen-type sign, which she felt wouldn't fit in the area and didn't recommend it. Planning Director Jeff Gowan came forward from the audience. He spoke about electronic signs and suggested that a full-color sign may be a better opinion. Mr. McDevitt understood that Mr. Gowan had a degree in graphic design and the Board should listen to his expertise. Ms. Landry cautioned that the cost of a full-color sign was substantially more expensive.

The Selectmen asked Ms. Landry to conduct further investigation with Mr. Gowan's input. Mr. Lynde asked if there were certain specifications a sign would need to meet. Mr. Gowan said the mixed-use district couldn't have signage exceeding 25SF and be made from carved wood/engraved granite. He noted the commercial district had different allowances.

Ms. Forde felt the funeral home and direct abutters should have the ability to provide input.

Ms. Landry will work with Mr. Gowan after speaking to the sign company. She will contact Mr. McCarthy when they're ready to discuss further.

Assessing Assistant Sue Snide – Martel tax abatement request

Ms. Snide believed the Board received a letter from Krista Martel, executor for property owner who is now deceased. She explained that the property owner received deferments from the Board in the 1990s for taxes at 5% interest per annum totaling approximately \$54,000. She understood that Ms. Martel was asking for forgiveness of that amount.

Mr. Lynde understood that the owner had failing health and his neighbors helped him out. The owner ended up giving them the property, which was in disrepair. The neighbors spent quite a bit of money to fix it but didn't realize there was a lien on the property and were asking for forgiveness of the total amount.

Mr. McDevitt said it was an interesting case; in the past the Town allowed general assistance to pay taxes. He was unsure if the fact the neighbors didn't know about the lien constituted 'good cause' to have it forgiven. He said it sounded that the neighbors made a good faith effort to take care of the owner, but he wasn't willing to forgive the lien. Mr. McCarthy clarified that Ms. Martel was requesting forgiveness of the interest for the lien.

Mr. Lynde stated the Town was always willing to help and strived to keep people in their homes, but the Town shouldn't be liable for the bill if there was a value. Mr. McDevitt noted there was a fair

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number of people that paid one or two years late. He was concerned with setting a precedent if they allowed forgiveness in this case. Mr. Lynde agreed it was not a precedent they should set.

Ms. Forde noted that what Ms. Martel did was commendable.

MOTION: (McDevitt/Forde) To deny the request made by Krista Martel to forgive taxes and interest on the property of Charles Rodimon located at 6 Castle Hill Road.

VOTE: (3-0-0) The motion carried.

Planning Director Jeff Gowan – TEPP Traffic Review

Mr. Gowan stated he had engaged the consultant TEPP Engineering to review the plan put together for the Tuscan Village Project in Salem, NH. They conducted a very in-depth review of the design and traffic study. He provided the Board with the traffic analysis drafted by TEPP. He read a portion aloud and noted the only weakness found was the length of turning lanes for traffic queues.

Mr. Lynde explained for the public that the Board became aware of a huge project in Salem, NH called Tuscan Village. One of the concerns they had was the potential traffic impact to Pelham, so they hired a professional traffic engineer to protect the Town's interest. Mr. Gowan described the scope of the project. He noted the State didn't have as much concern about Route 38 as they did with Route 28. He said the Town's engineer would stay engaged in the process and continue to speak on behalf of the Town. Mr. Gowan recommended sharing the TEPP report with Salem, NH and following through by participating in Salem's planning board meetings. He noted that the one piece the report doesn't address is the movie theater (not associated with the Tuscan project) located in the Sears parking lot. He wanted to have TEPP consider it in the report to ensure it wouldn't have an impact on Pelham.

The Board had no objection to sharing the report with Salem. Mr. Gowan said he would compose a cover letter and send the report. He said Pelham would stay engaged in the project to ensure Salem was addressing Pelham's concerns. The Board thanked Mr. Gowan for being continually involved with the process.

OTHER BUSINESS

2019 Budget Review

	2018 Budget	2019 Proposed Budget
Budget Committee	\$162	Level funded
Debt Service Principle	\$735,672	\$677,014
Debt Service Interest	\$118,780	\$104,918
Health Services	\$73,500	Level funded
Health Officer	\$45,766	Level funded
Human Services	\$93,040	Level funded
Legal	\$85,000	\$95,000
Town Celebrations	\$9,260	Level funded
Treasurer	\$15,176	Level funded
Trust Funds	\$70	Level funded

TOWN ADMINISTRATOR / SELECTMEN REPORTS

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Mr. McDevitt said the recent Planning Board meeting they were presented with a proposal to demolish a house, which made him recall in the past there was an attempt to create a historic district commission, which met with opposition. He felt the Board should consider asking the voters if they want to create a heritage commission to foster the look and feel of the community without imposing strict laws and regulations. Mr. Lynde spoke about the historic houses within Pelham.

Mr. McCarthy informed the Town had received approximately \$50,000 in rebates for the upgrade of (boiler project) equipment. He then provided a status update of the project, which was expected to conclude in October. Mr. McCarthy told the Board he submitted an application for MtBE funds and received correspondence from the State that Pelham was #8 of 18 candidates. He'll be attending a hearing about the fund at the State House later in the week.

Mr. Lynde discussed the recent Planning Board meeting and plans that had been discussed. He then spoke about the rising cost of hydrant fees and said he would speak with the Fire Chief to obtain more information.

REQUEST FOR NON-PUBLIC SESSION

MOTION: (McDevitt/Forde) Request for a non-public session per RSA 91-A:3, II, a (personnel)

ROLL CALL: Mr. Lynde-Yes, Mr. McDevitt-Yes, Ms. Forde-Yes

It was noted that when the Board returned, after the non-public session, the Board would not take any other action publicly, except to possibly seal the minutes of the non-public session and to adjourn the meeting. The Board entered into a non-public session at approximately 7:59pm.

MOTION: (McDevitt/Forde) To leave non-public session.

VOTE: (3-0-0) The motion carried.

The Board returned to public session at approximately 8:10pm.

MOTION: (McDevitt/Forde) To indefinitely seal the non-public meeting minutes.

VOTE: (3-0-0) The motion carried.

ADJOURNMENT

The meeting was adjourned at approximately 8:10pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary