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**APPROVED
TOWN OF PELHAM
BOARD OF SELECTMEN – MEETING MINUTES
June 8, 2021**

CALL TO ORDER – Mr. Haverty called the meeting to order at approximately 6:30 pm

PRESENT: Robert Haverty, Douglas Viger, Hal Lynde, Jaie Bergeron, Kevin Cote, Town Administrator Brian McCarthy

ABSENT: None

PLEDGE OF ALLEGIANCE

MINUTES REVIEW:

May 11, 2021

MOTION: (Lynde/Cote) To approve the May 11, 2021 meeting minutes as amended.

VOTE: (5-0-0) The motion carried.

OPEN FORUM

No one came forward for open forum.

APPOINTMENTS

Chief Midgley/Karen McGlynn: Pandemic Update.

Ms. McGlynn and Chief Midgley came forward to address the Board. Ms. McGlynn stated that for the first time since the Pandemic began, she did not have anything to share that people could not see on the news. She informed that over the last seven days, daily cases dropped 20% in Pelham. She believed that they were heading in the right direction.

Chief Midgley informed that the vaccination clinics would be ending at the end of June. He explained that the focus would be shifting to physician's offices and hospitals. He noted that 61% of the population in the State had been vaccinated, with 50.9% receiving their second dose. He stated that the State's number per 100,000 is now comparable to Massachusetts, with it being down to 2.4 per 100,000. He informed that the infection rate is currently at 0.69, which is exceptional. He added that this means that they are now in the green as far as the infection rates.

Mr. Bergeron asked if they had heard anything about when people will need a second round of vaccines. Ms. McGlynn replied that currently, Pfizer is good for 11 months. She stated that they don't know what they don't know because it is so new. Chief Midgley added that the titers are not dropping yet; once titers begin to drop, a booster is needed. He stated that once titers begin to drop, they will start to figure out the differences between the different vaccines.

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Chief Midgley informed that Pfizer was now in phase three clinical trials for five- to eleven-year-olds. He noted that would most likely come out in the next few months.

Mr. Haverty thanked Ms. McGlynn and Chief Midgley for all of their work during the Pandemic and their guidance.

Karen McGlynn: Retirement.

Mr. Haverty noted that it was odd that Ms. McGlynn started right before the Pandemic hit. Now as the Pandemic is receding, Ms. McGlynn is looking at retiring and moving on. Mr. Haverty read Ms. McGlynn's resignation letter into the record. In the letter, she noted that she enjoyed her time with the Town but wants to enjoy her pre-retirement with her husband outside of her public health role. She explained that she felt that her job and goals were accomplished, and it was time for her to move on.

Mr. Lynde stated that it was fortitude that led her to the Town. He stated that she had done a fantastic job helping keep the community safe. He stated that she would be missed.

Mr. Cote thanked Ms. McGlynn for everything she had done.

Ms. McGlynn thanked the Board, noting that she did not do it all alone.

Mr. Viger noted that she was very instrumental in the decisions that were made and that he appreciated her for it.

Mr. McCarthy thanked Ms. McGlynn. He stated that her arrival to the Town was nothing short of a gift of God. He stated that he was thrilled when she offered her assistance to the Town. He informed that they even had a Selectmen meeting at Town elections to appoint her. He stated that her skillset gave a lot of calm to the community, as she was always there to answer the questions of anyone who called. He wished her the best of luck in her retirement.

MOTION: (Lydne/Cote) To accept Ms. McGlynn's resignation.

VOTE: (5-0-0) The motion passed.

William Jussaume: Eagle Scout Project.

Mr. William Jussaume, a scout in Troop 610, came forward to address the Board, looking for approval for his Eagle Scout project. He explained that his proposed project is to replace the collapsed bridge in the Raymond Park trails, as it makes the blue trail dangerous to walk through. He informed that his plan would be to use the same blueprint as the old bridge. He explained that his father has a tractor, and they have two telephone poles donated from Parks and Recreation to use as the foundation for the bridge. He stated that they plan to use silt fences to prevent any sand or dirt flowing downstream, noting that could have been a concern. He informed that he had the support of the Building Construction CTE course at Alvyne High School. He explained that he planned to do bake sales, car washes, and other fundraising techniques to raise money for the project.

Mr. McCarthy asked what the project would cost. Mr. Jussaume replied that he was not sure, but probably around \$500.00.

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Mr. Cote asked if he was getting rid of the old bridge. Mr. Jussaume replied that it was already gone.

Mr. Lynde asked where the bridge would be located. Mr. Jussaume answered that it is behind the scout lodge in the Raymond Park trails.

Mr. Viger asked what the timeline for completion would be. Mr. Jussaume replied that he needed to complete the project before next January when he turns 18. Mr. Viger asked if he had been approved by the district for the Boy Scouts. Mr. Jussaume replied that he needed approval from the Town Board before he could present it to them.

Mr. Jussaume stated that fundraising and completing the building permit would be the next steps. Mr. Haverly noted that the fee for the building permit would be waived.

MOTION: (Cote/Lynde) To accept the project as presented.

VOTE: (5-0-0) The motion carried.

DISCUSSION

Town surplus vehicle(s) bid award.

Mr. McCarthy informed that three vehicles have been sitting at the Transfer Station for a long time. A Mack truck, Chevy Impala that was a former fire car, and a Crown Victoria that was a former police car. He explained that they put these out to bid on Friday. He informed that the highest bid for the Mack truck was made by Dennis D @ L International, LLC at \$3,500.00. The highest bid for the Chevy Impala was from Kevin Gay at \$857.00. Paul Medina made the highest bid for the Crown Victoria at \$514.00.

Mr. Haverly noted that multiple bids were received for each vehicle, and this list would be posted on the website.

MOTION: (Cote/Lynde) To approve the bid of \$3,500.00 for the Mack Truck from Dennis D @ L International, LLC.

VOTE: (5-0-0) The motion carried.

MOTION: (Cote/Lynde) To approve the bid of \$857.00 for the Chevy Impala from Kevin Gay.

VOTE: (5-0-0) The motion carried.

MOTION: (Cote/Lynde) To approve the bid of \$514.00 for the Crown Victoria from Paul Medina.

VOTE: (5-0-0) The motion carried.

APPOINTMENTS

Yearly Junkyard License review. (Jack's, Jean Guys, Coombs).

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Mr. Haverty stated that they would start with Coombs Used Auto Parts on 1183 Mammoth Road. Mr. McCarthy informed that this was the yearly renewal of their site license. He stated that typically they complete their application, and nothing has changed. He stated that all inspections had been completed by Code Enforcement, Fire, and Health Department and met expectations, and everything was accepted.

MOTION: (Cote/Lynde) To approve the Coombs Used Auto Parts yearly license renewal.

VOTE: (4-0-1) The motion carried. Mr. Bergeron abstained.

Mr. Haverty stated that they would look at Jack Mansur's Auto of 76 Dutton Road next. Mr. McCarthy that everything was completed and that everything had been inspected by Code Enforcement, Fire, and the Health Department. He noted that they had met expectations and everything was accepted and signed off.

MOTION: (Cote/Lynde) To approve Jack Mansur's Auto yearly license renewal.

VOTE: (4-0-1) The motion carried. Mr. Bergeron abstained.

Mr. Haverty stated they would look at Jean Guy's Used Car and Parts Incorporated of 180 Marsh Road next. Mr. McCarthy that everything was completed and that everything had been inspected by Code Enforcement, Fire, and the Health Department. He noted that they had met expectations and everything was accepted and signed off.

MOTION: (Cote/Lynde) To approve the Jean Guy's Used Car and Parts yearly license renewal.

VOTE: (4-0-1) The motion carried. Mr. Bergeron abstained.

Mr. Viger noted that this seemed like a very easy process but informed that the junkyards had to go through a lot of work to maintain their environmental compliance with the State and with the Town. He stated that he appreciated their work and everything they do for the Town. He noted that junkyards are valuable parts of the community.

SELECTMEN/TOWN ADMINISTRATOR REPORTS

Mr. Bergeron had nothing to report.

Mr. Lynde had nothing to report.

Mr. Cote asked Mr. McCarthy to explain the signal on Bridge Street at Old Gage Hill Road. Mr. McCarthy explained that the State was awarded a grant for a prototype intersection warning control system. He stated it was not a traffic light but rather a device that activates a sign when vehicles approach it. This signal will alert northbound drivers near Beacon Hill if vehicles are exiting the intersection ahead. Mr. McCarthy noted that the device is completely paid for by the State and not the Town. He added that it would probably take some more time before it was completed. He stated that they sent him a flyer explaining what the signal does and how it works that they then posted on social media.

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Mr. Cote informed that the Agricultural Commission would be down at Brookside farm on June 12, 2021, to hold an informational table. He noted that they would also get a table for Old Home Day. He stated that the farmers market would be starting on June 19, 2021, at the Congregational Church.

Mr. Cote informed that the Workforce Housing Subcommittee was working on bringing some language into the zoning to start small. He explained that they were unsure if they wanted to do a whole standalone ordinance for workforce housing. He added that there used to be references made to workforce housing in the zoning, but they were taken out. The subcommittee is looking to insert the words back into the zoning as well as add some definitions into the definitions section of the zoning. They want to add definitions of workforce housing, how it qualifies, area median income, rental workforce, housing versus owner-occupied workforce housing, etc. He stated that there were still more meetings to go, but whatever is decided on will be brought to the Planning Board. Then there will be two public hearings in January. He added that the Town would need to vote on any changes that are made to the zoning.

Mr. Cote noted that there was a five-hour Planning Board meeting the night before. He informed that Mr. Samuel Thomas is going to be the CIP Chair. He stated that there were a review of the site plan regulations and land use regulations to clean up some of the wording to match the new open space subdivision ordinance that replaced the old conservation subdivision ordinance. He noted that there was some wording added in reference to workforce housing in the land use regulations that Attorney Ratigan suggested. He noted that section of the meeting took up an hour and a half of the meeting, and they did not talk about the MS4 Updates. He added that that part of the discussion was pushed off to the next meeting.

Mr. Cote informed that the first open space subdivision plan came before the Planning Board at the last meeting. He stated it was interesting because there were many differences in opinions on how an open space development should be approached. Some members thought it was only good for connectivity for Town parcels, while others thought it was good for preserving land. He added that the plan mentioned would preserve a total of 16 acres with a lot of wetlands, but it would not serve any connectivity. He stated that if it was subdivided in the conventional way, people would end up cutting down the trees in their yards. The open space subdivision could control the use of the 16 acres to prevent cutting. Mr. Haverly clarified that if it was a traditional subdivision, that there would be x number of houses on an acre, and then those people could then clear out their backyards and push into the wetlands. He asked that doing it as an open space subdivision if would help retain control of the wetlands. Mr. Cote replied that was correct.

Mr. Cote informed that Mr. Paul Gagnon of the Conservation Commission came before the Board to make a lot line adjustment for the lot that houses the cell tower. He explained that the Conservation Commission was looking to buy 40 acres for \$225,000.00, or \$6,000.00 per acre, including the land that the cell tower is on. Currently, the cell tower is on 14 acres of land. He noted that there was a lot of confusion at the meeting over this, where residents believed that the tower was only supposed to be on one acre of land. He explained that the site plan itself is only an acre but that the whole lot is 14 acres. He stated that they are trying to buy all 40 acres, including the 14 that the cell tower is on, as well as make a lot line adjustment. The lot line adjustment would make it so that the cell tower is only on a 3-acre parcel, and the Town would have access to the remaining acres right away. He added that once the cell tower was no longer in use, in the next 30+/- years, the tower is taken down, and the land goes back to the Town. He believed that it would be a great benefit for the Town. He noted that the cell tower itself was a heated debate, but the Town got the top 25 feet for public safety.

Mr. Viger had nothing to report.

Mr. McCarthy informed that the new Finance Director had started that day. He informed that the new Director was Ms. Deborah Padykula and would be at the next meeting for introductions. He informed that

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she had been in the finance business with municipal governments for the last 20 years and was the former Finance Director for the town of Hollis for 8 or 9 years.

Mr. Haverty had nothing to report.

ADJOURNMENT

MOTION: (Viger/Cote) To adjourn the meeting.

VOTE: (5-0-0) The motion carried.

The meeting was adjourned at approximately 7:18 pm.

Respectfully submitted,
Jordyn M. Isabelle
Recording Secretary