

**APPROVED
TOWN OF PELHAM PLANNING BOARD
MEETING MINUTES
MARCH 6th, 2023**

Chairman Tim Doherty called the meeting to order at approximately 7:05 PM.

Secretary Danielle Masse-Quinn called roll:

PRESENT ROLL CALL: Tim Doherty – present
James Bergeron – present
Roger Montbleau – present
Danielle Masse-Quinn – present
Joe Passamonte – present
Selectmen’s Representative Kevin Cote - present
Alternate Paddy Culbert – present
Alternate Hal Lynde – *not present for roll call; arrived at approximately 7:10 PM*
Alternate Samuel Thomas – present
Alternate John Spottiswood – present
Alternate Scott Sawtelle - present
Planning Director/Zoning Administrator Jennifer Beauregard – present
Recording Secretary Heidi Zagorski – present

ABSENT /

NOT PARTICIPATING: Bruce Bilapka
Selectmen’s Alternate Representative Jaie Bergeron

PLEDGE OF ALLEGIANCE

Chairman Tim Doherty appointed Alternate Scott Sawtelle to vote in place of absentee member Bruce Bilapka.

Chairman Doherty stated that the Cedar Crest Development Case #PL2002-00031 asked for a continuance to the March 20th, 2023 meeting.

MOTION: (Masse-Quinn/Sawtelle) To issue a continuance of Case #PL2022-00031 to the March 20th, 2023 meeting.

VOTE: (7-0-0) The motion carried.

MEETING MINUTES

Ms. Danielle Mass-Quinn had the following changes to the February 23rd, 2023 Meeting Minutes: Change Selectmen’s Alternate Representative Jaie Bergeron from present to absent under the roll call and correct the spelling of Bilapka on Line 42 and Line 76.

MOTION: (Bergeron/Montbleau) To approve the amended February 23rd, 2023 meeting minutes.

VOTE: (7-0-0) The motion carried.

OLD BUSINESS

Case #PL2023-00004

Map 28 Lot 2-12 and Map 34 Lot 2-13

Lamarre, Richard – 126 Marsh Road and an unaddressed lot - Seeking approval of a Lot Line Adjustment to add 2.95 acres from 34-2-13 to 28-2-12, leaving 34-2-13 with 1 acre and the existing house.

There was no one there to present the case.

At approximately 7:20 PM Mr. Doherty came back to Case #PL2023-00004 and asked the Board Members if anyone would like to work on the plan although the applicant was not present. A discussion was had to move the case to the following meeting date to allow a representative to be present to discuss the case.

MOTION: (Masse-Quinn/Bergeron) To specify Case #PL2023-00004 to the March 20th, 2022 meeting.

VOTE: (7-0-0) The motion carried.

Chairman Doherty stated that there is a letter to read into the record.

Ms. Masse-Quinn read the letter submitted by Bonnie Noble l'Anson of 17 McGrath Road who was not in attendance. Below is a copy of the letter submitted for the record.

Hello Jenn,

After more than 35 years in town, I attended my first Planning Board meeting for the McGrath Rd/Sherburne subdivision. I have grown to respect those who volunteer their time to protect our town.

I was not able to attend on 2/23. I am not an abutters therefore not notified that a Planning Board Member would be pitching a subdivision to the board. There was weather this evening and I live off Sherburne so we always weighs pros and cons when traveling that road in weather. Had I known what would be discussed, I would have taken the risk.

When a Planning Board Member uses his experience on the Planning Board to further his personal interests, isn't that a conflict of interest? I believe Mr. Montbleau should have recused himself when voting against the Sherburne Rd building moratorium. He recused himself from this meeting yet continued to reference his placement on the Planning Board as a point of reference. I am also very interested to see if in fact there has been any changes to the water testing numbers collected in 1994 and used in support of this development. If there is change, will this be reason enough to stop the subdivision from moving forward? Lastly, why is it so much easier for a Planning Board Member to present a development in the very same area that has been struggling for water? The McGrath/Sherburne Rd development has been met with much opposition from the residents and the boards. Because the Planning Board member is presenting an open space development, the conversation feels more positive.

Where can I find the Planning Board agenda? I'd like my statement to be included in the next meeting in case I am unable to attend myself. Please feel free to share my note with all board members as well as those involved with safeguarding our hazard mitigation needs.

Thanks,
Bonnie Noble l'Anson
17 McGrath Rd

Chairman Doherty stated that he thought the letter should have been addressed to him, instead of Roger Montbleau as he was the only member who voted against this moratorium. Mr. Doherty confirmed with Mr. Montbleau that Mr. Montbleau voted for the moratorium. Mr. Montbleau replied, “that is correct.”

Mr. Roger Montbleau prepared a response to the letter submitted by Bonnie Noble l’Anson. He stated that there is no conflict of interest in any way. He voted in favor of sending a request for the moratorium to the Selectmen to consider an ordinance from the Planning Board. The only “no” vote that evening came from the Chairman, Mr. Doherty. He continued by stating that any action concerning the ordinance is the responsibility of the Selectmen, not the Planning Board. Mr. Montbleau explained that for over 30 years he volunteered his time to the Planning Board, served on two Master Plan Committees, and numerous other committees and boards. He stated that he has never been in a conflict of interest in any decision he has made in over 30 years. Mr. Montbleau stated that on the evening of February 23rd, 2023, which Ms. l’Anson refers to, he was in front of the Planning Board for a discussion regarding a conceptual plan, as every resident has the right to do. During that discussion, the Planning Board asked which plan he preferred. Mr. Montbleau finished by stating his response was based on his personal experiences.

Chairman Doherty asked if any other Board Members would like to comment.

Mr. James Bergeron stated that a moratorium is a tool that hasn’t been passed or accepted by the Selectmen yet. He continued to state that within this moratorium there is the language that is specific to prove that you have water first before a development proceeds. Mr. Bergeron stated that the moratorium has not been enacted, also that Roger Montbleau voted for the moratorium. He continued to explain that two cases came before the Planning Board before the moratorium has been adopted and those two cases can proceed with some guidance from the Planning Board. Mr. Bergeron said that Mr. Montbleau has shown the best conduct as a Planning Board member and has not shown any bias.

Chairman Doherty opened the letter to the public. As no one from the public came forward, Mr. Doherty closed the discussion to the public.

BOARD MEMBERS / PLANNING DIRECTOR UPDATES

Mr. Samuel Thomas spoke to announce the next Master Plan Meeting which will be held on Thursday, March 16th, 2023 from 6 PM-8 PM. The vision and mission statement will be worked on during this meeting. He stated that they are finalizing an article for the April edition of the Pelham Evergreen.

Ms. Jennifer Beauregard added that the Master Plan Community Forum was held on February 22nd, 2023. Information for those who could not attend can be found at [Master Plan Information](#) and all residents are encouraged to complete the survey here at [Master Plan Survey](#). Mr. Thomas added that the Master Plan will be presented at the Hobbs Center at 1 PM on March 10th, 2023 for those who would like to attend.

NON-PUBLIC SESSION

MOTION: (Masse-Quinn/Montbleau) Request a non-public session per RSA 91-A:3, II, L – Consideration of legal advice.

ROLL CALL VOTE: Mr. Montbleau - Yes
Mr. Passamonte – Yes
Ms. Masse-Quinn – Yes
Mr. Bergeron – Yes
Mr. Cote - Yes
Mr. Sawtelle – Yes
Mr. Doherty – Yes

(7-0-0) The motion carries.

Mr. Doherty noted that when the Board returned, after the non-public session, the Board would not take any other action publicly, except to seal the minutes of the non-public session and to adjourn the meeting. The Board entered a non-public session at approximately 7:26 PM. Also present were Planning Board Alternates Mr. Culbert, Mr. Lynde, Mr. Thomas, Mr. Spottiswood, and Planning Director, Ms. Beauregard.

The Board returned to public session at approximately 8:32 PM.

MOTION: (Montbleau/Bergeron) To seal the minutes of the non-public session indefinitely.
VOTE: (7-0-0) The motion carried.

ADJOURNMENT

MOTION: (Montbleau/Sawtelle) To adjourn the meeting at 8:34 PM.
VOTE: (7-0-0) The motion carried.

Respectfully submitted,
Heidi Zagorski, Recording Secretary