

**APPROVED**  
**TOWN OF PELHAM PLANNING BOARD**  
**MEETING MINUTES**  
**July 18, 2022**

Chairman Tim Doherty called the meeting to order at approximately 7:01 PM.

Ms. Masse-Quinn called the roll:

**PRESENT ROLL CALL:**

Tim Doherty – present  
Jim Bergeron - present  
Roger Montbleau – present  
Danielle Masse-Quinn – present  
Paddy Culbert - present  
Samuel Thomas - present  
John Spottiswood – present  
Jaie Bergeron – present  
Bruce Bilapka - present  
Joe Passamonte – present  
Scott Sawtelle - present  
Kerry Zelonis - present

**ABSENT/**

**NOT PARTICIPATING:**

Kevin Cote  
Jennifer Beauregard  
Jennifer Castles  
Hal Lynde

Mr. Doherty said Mr. Jaie Bergeron will be voting for Mr. Cote.

**PLEDGE OF ALLEGIANCE**

**REQUEST FOR NON-PUBLIC SESSION**

**MOTION:** (Mr. Montbleau/Mr. Bergeron) Request for a non-public session per RSA 91-A:3,II

**ROLL CALL VOTE:**

Mr. Montbleau - YES  
Mr. Passamonte - YES  
Ms. Masse-Quinn - YES  
Mr. Jim Bergeron - YES  
Mr. Jaie Bergeron - YES  
Mr. Bilapka - YES  
Mr. Doherty - YES

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

**MOTION:** (Mr. Montbleau/Mr. Bilapka) To seal the minutes of the non-public session.

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

### **ADMINISTRATIVE**

#### **Map 38 Lot 1-155 Zaana 17, LLC, The Vineyards Subdivision, Request for bond reduction.**

Mr. Doherty said there was no one there to present this case. Mr. Doherty also said per Jeff Quirk's letter, we are currently holding \$87,722.00 for this project. He is recommending the reduction of \$38,415.75, leaving a balance of \$49,306.25.

Mr. Doherty asked if anyone had any input and if not, he recommends the board reduce the bond by the said amount.

**MOTION:** (Ms. Masse-Quinn/Mr. Bilapka) To reduce the bond by said amount.

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

### **MEETING MINUTES**

Mr. Doherty said we will not be reviewing the minutes at this meeting, as the minutes were just received by the board.

Mr. Doherty said we will review the July 7, 2022 meeting minutes at the next meeting.

### **OLD BUSINESS**

**PL2022-000018, Map 22 Lot 8-85 GENDRON Pat & Kim (Owner) and Reno Properties (Applicant) – 579 Bridge Street – Seeking review & comments of a Conceptual Plan showing 2 phases. Phase I is a 66-unit apartment building, each with 2 bedrooms, consisting of 13 Workforce housing units and 53 Market Rate units. Phase II to be commercial uses, to be developed at a later date. ZBA Variance Case #ZO2021-00001-CR granted Feb. 14, 2022.**

Mr. Chris Drescher introduced himself as an attorney with Cronin Bisson & Zalinsky. Mr. Bill Renaud introduced himself with Reno Properties. Mr. Joe Maynard from Benchmark, LLC introduced himself. Mr. Maynard said this case has been before the board in conceptual a few times now. This property is in a B5 zone, about 44 acres in size, with an existing single-family home and power lines. The upland soils are sandy with deep water tables. There is a wetland that breaks the property into three usable areas. There are also some flood plains associated with the wetlands. He said they reviewed the aquifer maps online and he showed one to the board. He said where they are proposing the building is outside that aquifer line shown on the map. He said aquifer maps are drawn based upon one-inch equals 2,500 scale plans. He said those lines on the plans use imagery that is not always accurate. He said in general when drawing water out of an aquifer there can be issues because it is being drained. He said in this instance, we would be extending Pennichuck water to the site and as part of that, any of the water would be a recharge. He said when you look at the alteration of change regulations, our drainage measures would be infiltration ponds, which will also add additional recharge to that aquifer. He was not aware of anything additional at the state level that would cause an issue about that.

Mr. Doherty asked Mr. Maynard to point to his drawing and explain what he is talking about. Mr. Maynard said when you look at the topography that is on the plan, there is a giant sand esker on the front piece of property and that aquifer line stays on the wetlands side of that esker. He said they are still looking to develop that front side of the lot.

Mr. Maynard said they were previously looking to have workforce housing in this project, with 66 units and 20% of them being workforce related. After the last meeting, he sat down with Mr. Renaud and read into the B5 zoning ordinances. He said the multi-family section of the B5 talks about how many bedrooms are determined in a B5 zone. Under Table 1, it says you need a total of 3 acres of land for your

first 10 bedrooms and then you get an additional bedroom for every 10,000 s/f of additional land associated with that. He said this property is 44.65 acres and Mr. Gendron wants to keep 14 acres with his house. That leaves 30.65 acres for Mr. Renaud to develop. He said when you take the first three acres out of that for the first 10 bedrooms, that still leaves them 1.205223 s/f. If you take that and divide it by 10,000 that gives them 120 bedrooms, plus the first 10 bedrooms for the first three acres, which would allow up to 130 bedrooms under the town's ordinance. After reading the ordinance further, there are exemptions in the ordinance for what can be counted in the density. All of those deductions really only deal with single-family, 2-family, or workforce housing. There is nothing in it talking about the multi-family, meaning they can't count wetland soils associated with the ordinance.

Mr. Doherty said that would also only be in the residential district too. Mr. Maynard said B5 allows for multi-family. Mr. Doherty said the additional restrictions are only in the residential district, so they wouldn't apply to him because this isn't in the residential district. Mr. Maynard said correct, and he said that Mr. Renaud is looking to develop this as a 2-bedroom, 66-unit building and not going across the brook. He said Mr. Renaud could do this as a 65, 2-bedroom unit building, market rate with no workforce housing associated with it. Mr. Maynard said it is starting to seem like the better option is to develop this under the B5 with 65, 2-bedroom units. Mr. Maynard said he appreciates the time the board has taken to review this plan and he wants to make sure for Mr. Renaud's sake that this plan would be acceptable before they come back with a final application.

Mr. Renaud said they are still trying to get input so they can bring forward an in-depth plan. Mr. Doherty asked how Mr. Drescher was involved. Mr. Drescher said he is Mr. Renaud's attorney. Mr. Maynard said Mr. Drescher was involved with the appeal to the Housing Appeals Board for this project under the variance and he has been involved in this project for a while now.

Mr. Doherty said they will disregard the letter that Mr. Drescher supplied them. Mr. Drescher agreed with that. Mr. Renaud said the last paragraph sums up what they are doing and that he wants to switch gears in the existing B5 zone and hopes they can all come together.

Ms. Masse-Quinn asked if Mr. Maynard stated 65 units of 2 bedrooms. Mr. Maynard said 130 bedrooms, 65, 2-bedroom units. Mr. Maynard said his math today shows he can have up to 130 bedrooms. He said Mr. Renaud is looking to do 65, 2-bedroom units. Ms. Masse-Quinn said correct, 130 bedrooms. She asked if they are taking out the workforce housing. Mr. Maynard said that was correct.

Mr. Doherty asked about the status of the back portion of the lot. Mr. Maynard said it is not going to be developed at this time and he would like to put a note on the plan about a reservation if zoning changes in the future and sewer becomes available, that they don't want the project to be hinged upon that stigmatism. Mr. Doherty said as far as a septic load goes and he mentioned that he talked about using the back portion for storage buildings or athletic fields. Mr. Renaud said what he is trying to do now is the building on the front portion and that is all they are in front of the board for. Mr. Renaud said that things will change over time, but right now he has no plans for the back portion. Mr. Maynard said it would be a serious amount of money to cross over that 300-foot wetland to get into the back portion. They would have to pay into the ARM fund and for that road, it would be approximately 1 million dollars. Mr. Maynard said if they had something planned for the back portion to make that feasible then maybe, but at this time he can't foresee anything going back there.

Mr. Doherty asked if he crossed through there with a pipe for future septic load expansion, then is that the same type of scenario? Mr. Maynard said he could directional bore underneath that wetland, but if he put a septic out back, he would have to get back there to construct it. He said he could probably build a 12-foot road to cross the wetlands to get back there. He said in this case he would still have to pay into the ARM fund. Mr. Doherty asked if he could do a temporary road. Mr. Maynard said it possibly could be applied for and granted, but there would still be a future need for maintenance of it. He said the systems going on this property will all be aeration and they will last longer than conventional systems.

Mr. Jim Bergeron asked what the size of the non-WCD lot in the front was. Mr. Maynard said it is about five to five and a half acres of uplands with the WCD. Mr. Jim Bergeron asked if based on the loading then were they under 10,000 gallons. Mr. Maynard said 2,000 gallons a day per acre, on perfect soils, so it's a Group 1. He said DES will let him use Group 5 soils in that calculation for loading and they'll let

him use the land on the other side because it is contiguous to this lot in his loading. Mr. Maynard said DES will make him meet the nitrate setbacks and every field on this meets that nitrate setback to either a lot line or a neighbor's lot or a right of way. He said he meets all the state guidelines for that. Mr. Jim Bergeron asked if he was talking about Group 5. Mr. Maynard said he's talking about Groups 5 and 6, and that's for poorly drained soils. Mr. Maynard said Pelham looks at wetlands from a poorly or a very poorly drained standard. He said DES looks at it by soils and Groups 6 and 5 are poorly drained soils. The state allows so many gallons a day per acre, but they factor in soils as well. He said in this case the upland soils are in perfect conditions and under these sandy soils, that would be a 1 for the safety factor. A Group 5 soil would be triple that for a safety factor. DES looks at all of the land for the loading factors. He said in this case, he had done calculations when he was going to put 90 units, and that allowed him to put up to 222 bedrooms on the land. He said they are going to use less than half of that and there is plenty of loading capacity associated with the property. The nitrate setbacks deal with when you try and put too many septic areas in one spot and that creates a high nitrate load and those are very restrictive standards. Mr. Maynard said in this case the nitrates would not extend past the property Mr. Renaud is acquiring. Mr. Jim Bergeron asked if he had done any slope gradients in there. Mr. Maynard said he had figured all of that out before submitting this as far as meeting the nitrates. Mr. Jim Bergeron asked if he was running in the 8 to 15 percentile or the 15 to 25 percentiles? Mr. Maynard said he is under the 8 to 15 percentile and in some places is less. Mr. Maynard said he meets all of that with the slopes associated. Mr. Doherty asked if when he was going to put a road through the wetland, he asked what the blue strip was on the plan. Mr. Maynard said that is the WCD and it's a darker green. Mr. Maynard said one dark line is the detention pond and the other is the WCD and that would no longer be relevant as he is not crossing it.

Mr. Doherty wanted to let everyone know they are seeing this for the first time tonight and it is not what they've seen in the past. Mr. Doherty said they are now approaching this as a regular business district development, and it takes the entire land into consideration. Mr. Doherty said the way the town's zoning works is they are allowed to use the entire parcel for the calculations of the number of units allowed to build. He said it has nothing to do with a past variance for workforce housing. This is a multi-family in the business district that appears to meet our zoning. Mr. Doherty opened it up to the public and noted this is only a conceptual plan and it may change.

Ms. Kimberly Abare introduced herself and asked how the water would be developed for that unit.

Mr. Doherty said this plan had not been discussed yet, but on the prior plans, it would be bringing Pennichuck water in. Mr. Renaud said the original plan to extend Pennichuck's water main onto Bridge Street, put a T at Bridge and Main, and then run up to this property, at our expense, is still the intended plan.

Ms. Abare introduced herself and asked where the 'T' would be. Mr. Doherty said it would be in front of the lumber yard. Mr. Renaud said yes, coming from on the other side of the brook on Main Street. Mr. Doherty asked if they would directionally bore under the brook. Mr. Renaud said they talked about that and that would be an option. Mr. Doherty said they do that with the gas mains. Mr. Renaud said he did that by directional boring under the road with his development on Windham Road. Mr. Doherty said it is pretty sandy under that area, so it would be feasible to do that there. Mr. Renaud said they are looking at a few options and are having conversations with Pennichuck water. Ms. Abare asked how many feet of water pipe would be laid to get to the development. Mr. Doherty said that wouldn't be relevant on a conceptual plan. Ms. Abare asked who at Pennichuck would Reno Properties be talking to. Mr. Renaud said he's talked to several people in engineering and he can get that information. Ms. Abare said she talks to John frequently and will get some information for her research.

Mr. Doug Shawver from 65 Heather Lee Lane introduced himself. He said he really likes this plan because it compresses houses that we need in Pelham and also leaves open space for people to use. He said he is an advocate for this type of construction. He also said he is an advocate for any project bringing water or sewer extensions into Pelham.

Mr. Maynard said he was looking at directional boring under Beaver Brook and in the center of town it is very sandy soils, so it wouldn't be an issue to put a sleeve under there for that. He said the distance to the

property is about 4,000 feet and he talked to Rich Philbrook at Pennichuck about this and he said Rich assured him there was enough capacity for the extension to this project. Mr. Renaud said that was the person he was speaking to also from Pennichuck.

Mr. Doherty asked if they knew where Pennichuck water presently stops? Mr. Maynard said it is across from the church, but before the brook, so it stops at about 50 to 100 feet from 13 Main Street.

Ms. Masse-Quinn asked how the loading would change if the soils were not perfect. Mr. Maynard said he has already had the wetlands done, soils have been tested with test pits and he's confirmed they are all Group 1 soils. That was confirmed with the DES standpoints. He said it is the same as the center of town. He also said soils do not change. Mr. Jim Bergeron mentioned Table 105-1 in the environmental rules it says the soils are a Canton. Mr. Maynard said yes, Group 1. Mr. Maynard said DES will tell you they use test pit logs and he said he has already had the soils tested by a professional soil scientist, who is also a wetlands scientist. He said that scientist has been on this property for the last 15 years. They've done wetlands and soil testing. Mr. Maynard said if it ever became a Group 2 soil, the soil factor would go from a 1 to a 1.3 which is only going to adjust the loading minimally to what the property can support and what they are proposing. He said the property was originally 33,000 gallons per day and this new proposal is proposed as 19,600 per day.

Mr. Jim Bergeron asked if he was using the 'F' section in that area. Mr. Maynard said no, and he was keeping with the standard numbers.

Mr. Montbleau asked if they were going with the B5 zoning and not the current zoning. Mr. Maynard said B5 is the current zone. Mr. Doherty said the B5 district, and the zoning is current anywhere in the B5 district. Mr. Doherty said an example would be behind the Stone Cottage in town. He said that allows them to use all of the square footage of the parcel for what they are trying to build. Mr. Doherty said the soils on the proposed property are great. He asked how many septic tanks there would be. Mr. Maynard said probably 6-8 tanks on that property and there would be dosing chambers. He said it would be an aeration design. Mr. Doherty asked if those have been around long enough to determine their timeframe. Mr. Maynard said he does about 150 septic designs a year from commercial to residential. He said he sees plastic products lasting 12-15 years and pipe and stones between 25-30 years. He said his first aeration system he did was on Little Island Pond 32 years ago and it is still going strong with no issues. Mr. Maynard said he will use H20 concrete chambers. There will be inspection grates over these in the parking lots so they can be inspected regularly. He is looking to dose fields at different rates, and he said that Chunky's Cinema in Pelham uses these also.

Mr. Montbleau asked where the zoning ordinance would come into play. Mr. Doherty said it would no longer have any bearing on this, as they are not going back to the old zoning. He said they are using current zoning in the business district. They are no longer doing workforce housing. Mr. Montbleau asked if they are using innovative land use. Mr. Maynard said it is what is allowed by right. Mr. Doherty said it is straight zoning.

Ms. Masse-Quinn asked if the market rate condos would be sold or rented. Mr. Renaud said he is looking to do straight residential, and the plan is to keep them. Mr. Doherty said they could build them either way? Mr. Renaud said the plan is for a residential building and to keep it similar to Windham Road. Ms. Masse-Quinn asked what the rent would be for the units? Mr. Renaud said on average is in the mid \$2,000.00. Mr. Doherty asked if he builds a condo building different from a rental building? Mr. Renaud said he does not, and he looks at it with the same quality.

Mr. Jim Bergeron said we need to see a detailed plan. Mr. Maynard said it takes him 6 months to get his plans reviewed and the more input he can grasp the better his plans will be. Mr. Jim Bergeron asked if he checked our zoning and is going to go with what he presented. Mr. Maynard said yes, this is what they are going with.

Mr. Doherty suggested that since he's narrowed down his intent, he said Mr. Maynard should run it by Highway Safety. Mr. Jim Bergeron said he will have to do all of that with the regular site plan regulations. Mr. Maynard said not until he submits but he would try to get on a meeting now. Mr. Doherty asked if Mr. Maynard can go in front of Highway on a conceptual plan. Mr. Maynard said his understanding is that it's an informal meeting, so he thinks he could. Mr. Jim Bergeron said in the past

they are sensitive to the entry and egress. Mr. Maynard said it is also under DOT and he noticed there will be waivers. He said there is a requirement for a 100-foot tangent when you come back from the road, and he will ask for a reduction in that tangent length to about 50 feet instead of 100 feet. That will reduce his WCD impact and wetland filling in that area. Mr. Maynard said he will talk to fire about all of that and will also talk to Mr. Keach.

Mr. Doherty mentioned that the plan that was up on the screen, where Rt. 38 bends to the right and said that was due to the wetland area.

Mr. Montbleau asked Mr. Drescher if he was a senior partner. Mr. Drescher said he is an associate.

Mr. Montbleau said the legal letter mentioned avoiding going to further litigation. Mr. Drescher said they don't want to go into further litigation either and that is why they are there with the new plan.

Mr. Jim Bergeron talked about the legal letter and paragraph 2. Mr. Drescher said he did not write the letter.

Mr. Maynard said he is taking all the input from the meetings and addressing them in his plans. He said Mr. Renaud would like to be moving forward with this. Mr. Doherty said they had no idea what the new plan was, and the board is just trying to figure it all out.

Mr. Maynard said the front building remains about the same with the density in that footprint. Mr. Doherty said it takes Balcom Road out of the equation, so that may set those residents' minds at ease.

Mr. Renaud said he wants everyone to feel that we are all on the same team.

Mr. Thomas said he only sees one egress to get out of the facility and did they need two? Mr. Maynard said no, in this case, his length of the road is below what would be allowed for a subdivision. Mr. Renaud said it is because of the distance off of the main road. Mr. Thomas asked what size pipe he is dealing with for the directional boring. Mr. Maynard said probably an 8-inch line. Mr. Thomas asked if an 8-inch pipe would supply 65 units. Mr. Maynard said yes. Mr. Thomas asked if he would have a well or anything else. Mr. Maynard said no. Mr. Maynard said once fire looks at this, there may have to be a cistern associated with the building because it will have to be a sprinkled structure. Mr. Renaud said he discussed that with Pennichuck and with Mammoth Fire, who is his sprinkler company. Mr. Renaud said they've already had those discussions. Mr. Thomas asked where the road stops and would they go under Beaver Brook? Mr. Renaud said yes. Mr. Thomas said that was the best option. Mr. Thomas said from Beaver Brook to the facility is another 4,000 feet? Mr. Renaud said yes. Mr. Thomas asked if all that would be buried as well? Mr. Renaud said correct. Mr. Maynard said DOT would make them put it at the outskirts of their right-of-way, not alongside the pavement. Mr. Maynard said DOT will make them put it 5 feet off of the right-of-way limits. Mr. Thomas asked if gas would be coming in there. Mr. Maynard wasn't sure, but if it was available, they would. Mr. Renaud said that was not the plan currently. Mr. Thomas said they would have to keep those pipes separate. Mr. Maynard said that happened in Londonderry. Mr. Thomas asked if that gas pipeline was steel or plastic? Mr. Maynard thought it was plastic but wasn't sure. Mr. Thomas asked if the water line would be plastic? Mr. Maynard said Pennichuck requires it to be a zinc-coated cast iron these days. Mr. Maynard said the current line that stops there now is only 8 inches.

Mr. Jim Bergeron said that Mr. Thomas has experience with pipelines. Mr. Maynard said all of that will be governed by Pennichuck and DOT will determine where it will fall. Mr. Thomas said that steel piping can be a corrosion nightmare. Mr. Maynard said they have their standards. Mr. Doherty said the particulars of the pipes are not in the scope of conceptual plans. Mr. Jim Bergeron said Pennichuck is not a municipal water supply, it is a private water supply, and they may have their own auditees.

Mr. Montbleau said we should ask them to bring a final plan in and we would take a look.

Mr. Maynard said okay, he would bring in the final plan.

Mr. Doherty asked if they would be notifying abutters when he submits his final plan? Mr. Maynard said yes, but he needs more time to do some drainage and said he would try and come back before he is fully finished.

Mr. Doherty said they can come back while still in conceptual if they want. Mr. Maynard said he probably would, as this is a large project.

## **DISCUSSION**

Mr. Thomas wanted to give an update on the Master Plan. He said the CIP had met on July 7 and on July 13 and there are two more meetings on the 28<sup>th</sup> of July and on the 4<sup>th</sup> of August. They will present to the Board of Selectmen on August 16<sup>th</sup> and the Budget Committee on September 22<sup>nd</sup>. He said through the CIP they have walked through the Senior Center. They are asking for an update on redoing the roof and entranceway. They did not give any quotes, so they kicked it back and they are hoping they have that by next week. Regarding the police, the real focus is on two things. The first one is an update on their gym and facility expansion. The second is their police radio system. He said in his mind that is very fragile and there is no equipment to repair it and no OEMs to purchase. He said we need this board, the Board of Selectmen, and the budget committee to make that the town's first priority and he is speaking on behalf of the CIP committee. On the Fire, they have updated their radio system this past year and they need two things. The first is the ambulance, which goes under a capital reserve and the second is another fire engine for 2027. There is no capital reserve for that, and they are looking to see what they can do for that new engine. He said they will be asking the budget committee to consider capital reserves for several items. For Highway, there were two things. The first was catch basins and culverts. He said they were asking questions, but there were no representatives from the budget committee at either meeting. He said he is hoping someone will be at the meeting next week from the budget committee. He said things like culverts, drainage, and road maintenance should be capital. He mentioned when the conservation committee goes out and purchases land, the question is where the funds are available to do maintenance, upgrades, or development to that land. There have been discussions on what to do with these lands. He said they will be proposing to the budget committee, that maybe there should be a capital reserve every year so that when there is land and they want to do things with it, the funds would be available. He said the Parks and Recreation have put in input and the Transfer Station for the different trucks that they want. In summary, the CIP is moving along, and they need four meetings and to keep in mind this is an advisory group. He said the problem with the CIP is that it's reviewed here at the Planning Board, then it goes to the Board of Selectmen and then to the budget committee and it stops there and drops into a black hole. They don't come back to consult us, and he is asking this year that every member of the CIP and the members of this board should be at the budget committee. He said that we need to be behind these projects to put the ideas and what we think is necessary for the town to have. He said the police are the town's number one priority.

Mr. Doherty asked what the procedure was in the past to get CIP's recommendation to the budget committee? Mr. Thomas said the process is that Ms. Beauregard sends out the CIP document at the beginning of June. She said whatever projects they have must meet two criteria, over \$75,000.00 and a seven-year duration and those are projects that should be put into the CIP. They fill out the forms and sometimes give old quotes. He said this committee prepares a spreadsheet and makes the recommendations based on various degrees of priorities. That goes to the budget committee, and we present that to them. He said we ask for feedback and usually, we don't ever get any. He said the process needs some refinement and thinks it should start at the beginning of May or even April 1. He said they need an updated proposal. He said from the last two years, he doesn't know what has happened with all of the recommendations. He would like for them to at least listen to us and tell us what they are going to do or not do.

Mr. Doherty asked if there was a Selectmen's representative on the budget committee and would that be Mr. Jason Croteau? Mr. Jaie Bergeron said he thought it was or it may be Charlene Takesian, but he wasn't sure. Mr. Doherty said if there was one it would probably be Mr. Croteau because he was on the budget committee. Mr. Doherty said we could put pressure on Mr. Croteau to find this out for us. Mr. Thomas said Mr. Cote is on our committee and he said he would commit to going with us to reinforce what we are trying to do as a member of the CIP. Mr. Jaie Bergeron said he thought that was the right thing to do because to him he keeps hearing the same things every year and nothing gets done.

Mr. Thomas said for example, that the police have been wanting to build an animal shelter and that has been on the CIP for at least four years now. Mr. Thomas said they would leave that there and put an

estimate on it. They would get an architectural design and see about relocating it to behind the police station.

Mr. Lynde said the forestry committee does a fair amount of caring for the land. He said they have funding through the funds received for managing the forest. He said they may get \$40,000.00 or \$50,000.00 some years. He said there is nothing else that he knows of out there for planning those things. He said conservation and forestry are the main groups doing that.

Mr. Thomas said Jim's idea was that we should have a capital reserve larger than what is there today to do the things they need to. Mr. Lynde said it would be a good idea to figure out what they need and figure out what to use the money for.

Mr. Doherty said at the last meeting there was a discussion on the board for the golf course coming up that we need to do something with. He said it appears there is no money set aside for that once the town takes possession of it. He asked if when he talks about that master plan, would he tie that in there?

Mr. Lynde said he thought the town had the potential for a pipeline to come through and the town thought it was a good time to buy that land, which was the golf course. He said they did not buy the building, shacks, or office space. Mr. Lynde said there is an agreement with the prior owners of the land for them to pay \$25,000.00 a year, as if they were paying for taxes. At the end of the 10-year period, we don't know what will happen. He said if no one can manage the building and such then we won't have a golf course. He said it would be an opportunity for someone to participate in that to keep it going and pay the town a stipend. He said there is also town land there that is not part of the golf course that expands, and it adds to the town land that's there already.

Mr. Jim Bergeron said he supports Mr. Thomas and Mr. Lynde's contention on the CIP funds. He wanted to name it capital reserve for public land acquisition and improvement. He said we need to see if that can fit into a CIP plan, and he said that Ms. Beauregard was researching that. Mr. Thomas said the answer we got from NPRC was that it was not considered capital and it wouldn't fall under the CIP, but you could have it as a warrant article. Mr. Jim Bergeron said he thought that NH Municipal Association said the opposite of that, and he said he may be mistaken and he's trying to sort that out. He said that would be a legal question on that. He would come back to this board to look for a consensus on that. These are all for the benefit of the public lands and for the improvement and acquisition of those lands. He said because the CIP originates from this body, he is asking if Mr. Thomas could ask for a consensus vote tonight for the police radio equipment and the animal shelter, as an urgent request status.

Mr. Montbleau complimented Mr. Jim Bergeron on what he said, and it is true. He said he's been on the CIP before, and it goes from year to year and it creates issues to put up tax rates. He said even back when he was on the CIP, the animal shelter was needed, and it still hasn't been acted on. He would like to see that moved forward and the police radio has been on there for longer. He asked if there was money given for that? Mr. Thomas said last year it was taken off because there was confusion between the police and fire department and some thought duplicate radios were needed. He said the budget committee asked them both to be taken off the CIP document. Mr. Jim Bergeron said the police radio system needs to be urgent for more than one reason. One reason is a supply chain issue and if we said yes today, it would be an 18-month lead time. If there were a critical situation in this town, the police cannot communicate on all lines and that puts us in a very tough place. He said the budget committee needs to be accountable for what they approve and don't approve, as these are absolutely urgent items in his opinion.

Mr. Doherty asked if the animal shelter was still over by the gun club? Mr. Jim Bergeron said yes, and the costs are rising every day to build this thing. Mr. Doherty asked why they ever put a dog shelter next to the gunfire club? Mr. Jim Bergeron is asking Mr. Thomas if he needs any action from this board tonight? Mr. Thomas said not at this point, and they should wait until they go through one more meeting. Mr. Thomas said once the process is complete, this is the first board they come to. Then they go to the Board of Selectmen, which is in August and then they go to the budget committee in September. His hopes are for the planning board to instill in the budget committee that what we are doing is important and to listen to us and make us a part of the process.

Mr. Bilapka said they should at least approve it or not approve it, one way or the other. Mr. Jim Bergeron said they do, but they are selecting. Mr. Bilapka said the animal shelter has been at least 8-10 years

lingering. Mr. Jim Bergeron said he will be at the budget committee hearings and asked anyone else to attend and tell them the importance of these things.

Mr. Thomas said they are having two meetings per month for the master plan. He said one meeting is with Resilience, both in person and on video and one is just the subcommittee. The last meeting was last Thursday, and they talked about the master plan committee booth that was set up during the fireworks and the concert on the green. He said they had a poster set up and children put their ideas on post-it notes and filled up the poster with them. Mr. Thomas said the point was that young children had great ideas about water and sewer ideas. He said at each concert they will have a table set up there. He said this is a good outreach program and plans to do this for all of the remaining concerts and at the farmer's market. He said they will have a table set up at Old Home Day as well. He said they have a website for Pelham's master plan. He said this outreach program is working. He said at the last meeting they talked about natural resources and natural hazards, and they have the NRPC which is finalized. He said Resilience is contacting each department working on it and last month it was natural resources and natural hazards. There was a lot of discussion on sourcing water and things such as floods and tornados. They are working on that, and the message was to make sure Resilience talks about how we are ensuring that we are preserving our aquifers and ensuring that our septic systems are not polluting. He said they discussed soils and species, trail systems and improvement of existing town roads, funding for the purchase of town land, homeland security, and open space. Overall, he said we are on track to what we've committed to. He said next month there would be two things, one will be Parks and Recreation and he's asked the gentlemen to attend the meeting. He said they've asked the historical committee for information as well.

Mr. Montbleau said they are making great progress and thought the teams are working great together. He said this time there is more participation with the town's people.

Mr. Thomas said the last meeting had a lot of interaction. Mr. Jim Bergeron said the next meeting is with Resilience and we are giving them all of the information they are asking us for and he is looking forward to seeing what they will do with that.

### **ADJOURN**

**MOTION:** (Mr. Montbleau/Mr. Passamonte) To adjourn the meeting.

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

The meeting was adjourned at approximately 9:01 PM.

Respectfully submitted,  
Jennifer Castles  
Recording Secretary