

APPROVED
TOWN OF PELHAM
PLANNING BOARD MEETING
June 19, 2017

Chairman Peter McNamara called the meeting to order at approximately 7:00pm.

The Secretary Paul Dadak called roll:

PRESENT: Peter McNamara, Roger Montbleau, Paul Dadak, Tim Doherty, Joseph Passamonte, Jim Bergeron, Selectmen Representative Hal Lynde, Alternate Richard Olsen, Alternate Samuel Thomas, Alternate Derek Steele, Alternate Bruce Bilapka, Planning Director Jeff Gowan

ABSENT: Alternate Paddy Culbert

MINUTES REVIEW

June 5, 2017

MOTION: (Montbleau/Dadak) To approve the June 5, 2017 meeting minutes as amended.

VOTE: (6-0-1) The motion carried. Mr. McNamara abstained.

DISCUSSION

Discussion - Upcoming meeting schedule

Mr. McNamara spoke about the Board's summer schedule, which in past years they've tried to hold one meeting in July and one in August. He saw no reason to change that type schedule. He said unless there was an objection or an emergency, the Planning Board would conduct one meeting in July and one meeting in August. There was no objection. Mr. McNamara confirmed with Mr. Gowan that there were no matters scheduled for the first meeting of either month. Mr. Gowan reviewed the calendar and saw nothing scheduled.

During the summer the Board will meet on July 17th and August 21st. They will return to their normal schedule beginning in September.

OLD BUSINESS

PB Case #PL2016-00026

Map 36 Lot 11-91

MAJOR REALTY TRUST - 101 Dutton Road – Proposed 2-lot subdivision

Mr. McNamara informed that the Zoning Board decision was being appealed. He explained that the applicant had requested that the case be date specified to the August 21, 2017 meeting, pending resolution of the appeal.

The Case was date specified to August 21, 2017.

PB Case#PL2017-00003

Map 41 Lots 6-125, 126, 127 & 128

P.J. KEATING COMPANY - 1 & 7 Bridge Street - Proposed Asphalt Plant

Mr. McNamara informed that the applicant requested date specification to the July 17, 2017 meeting to allow their consultant to continue working on the Pelham Fire Department's questions/concerns.

The Case was date specified to July 17, 2017.

NEW BUSINESS

PB Case #PL2017-00007

Map 41 Lots 10-208 & 10-264

TOWN OF PELHAM - Jericho Road & 104 Currier Road – Proposed Lot Line Adjustment between lots 41/10-208 & 10-264

Mr. Dadak read the list of abutters aloud. There were no persons present who asserted standing in the case, who did not have their name read, or who had difficulty with notification.

Ms. Jessica Pacheco, 23 Jericho Road questioned what a lot adjustment was and how it would affect her property. Mr. McNamara replied she would hear through the (hearing) process. He said it was basically a transfer of land from one lot to another lot. He noted it would be explained and if she had questions after she could come forward and ask.

Representing the Conservation Commission was the commission Chair, Mr. Paul Gagnon of Dutton Road. He came forward to discuss the proposed lot line adjustment and began by displaying a detail sketch of the property. He then approached a map of the Town to point out the location of Wolven Conservation Area that consisted of approximately twenty-three (23) acres. The property was acquired by the Town in 2002 and had never been opened (easily accessible) to the public, largely because the frontage was on a curved area of Jericho Road and the land drops off.

Mr. Gagnon addressed the detailed map. He outlined the parcel that abutted Currier Road, which was a long narrow parcel with over four hundred feet (400ft) of frontage along Currier Road. He pointed out the location of the abutting Town land. Mr. Gagnon explained that the proposal was to take approximately ninety feet (90ft.) of the four hundred feet (400ft.) frontage, by the full depth (totaling approximately 100ft.x100ft. – a quarter of an acre). The Town would carve out a quarter of an acre in exchange for the abutter's quarter of an acre. He noted that the abutter's house and garage were backed up along the (rear) property line, therefore the land swap was attractive to the homeowner because they would have a bigger back yard and potential area for a septic system if their current system failed. Mr. Gagnon spoke of the benefits to the Town, such as having the Town land extend to Currier Road, which would allow for a small (gravel) parking area for three to four vehicles. He noted it was a small conservation area and didn't anticipate much use. They would like to make it more for people who wanted to go for a walk versus making it for people who wanted to hike. The land was relatively flat, although it would still have woods, roots and stones. It was viewed as being attractive to the Senior Center Walking Club. Mr. Gagnon reiterated that the request was a simple swap of a quarter acre of privately owned land for a quarter acre of Town owned land. He outlined the process they had taken leading up to the Planning Board meeting, which started with a ballot question on the March Town Warrant that had been approved by more than seventy percent (70%) of the voters. They received approval from the New Hampshire Charitable Trust Division who ensure that properties put into conservation are maintained in conservation. They were currently in the Cy-pres process and were waiting for a Judge's approval. Mr. Gagnon told the Board if they were to approve the lot line adjustment, their vote should be contingent upon Cy-pres approval.

Mr. Gagnon stated they had submitted a waiver request so they wouldn't have to survey the entire twenty-three acre (23) parcel. He noted they had only surveyed the portion that was near the lot line adjustment.

Mr. Doherty heard Mr. Gagnon mention the land wasn't open to the public; however, he noted it technically was. He knew of people parking along Jericho Road to access the Town property. Mr. Gagnon replied it was Town land and by definition was 'open'. When he stated it wasn't open to the public he was referring to the fact that they hadn't made an official parking area with a sign and kiosk. As a result, the people that tend to the use the land are the abutters.

Mr. Bergeron wanted to know the distance to the closest building on the south of the proposed new lot. Mr. Gagnon believed there was another lot with a home approximately two to three hundred feet (200ft.-300ft) away through the woods. Mr. Bergeron saw on the abutter's lot (owner making the swap with the Town) that there was approximately 83ft. to the end of their garage. He understood that the lot wouldn't be used for anything other than a walking trail for Town residents. Mr. Gagnon replied the trails/land would be posted as being open from Dawn to Dusk and closed to dirt bikes and 4-wheelers. He didn't feel the small parking lot would encourage any more or less use of the land than it was probably already getting. Mr. Bergeron understood that the Town was given a piece of land by a benefactor for the purpose of conservation and the Conservation Commission was putting it into some form of use for the Town residents to walk. He didn't see that the Town was creating a non-conforming lot. Mr. Gowan noted Section 674:54- Government uses of land indicate the Town and any use of Town land was exempt from Zoning. He said it wouldn't be possible to create a non-conforming lot for use by the Town. Mr. Bergeron noted a lot of his questions were tuned for the public who would ask questions that the Board would need to answer with good reasoning. In doing so, they (public) could understand that the proposal was not a high impact condition laid on the neighborhood and actually might be beneficial to them. He believed most everybody liked to live next to conservation land.

PUBLIC INPUT

Mr. Edward Caulfield of 589 Princeton Boulevard, Lowell, MA told the Board he and his wife presently owned the home at 108 Currier Road; it was left to them when his wife's brother passed. He said they cherish the home immensely. He stated it was nice to open up a trail for people to use, walk through and enjoy. He questioned if it would be open to the general public. Mr. McNamara replied it would be open to the people of Pelham. Mr. Caulfield wanted to know where people would park their cars, given that the road was a secondary road. He noted people would drive their car to the trail. He voiced concern about people using snowmobiles in the winter and stated the peace and tranquility of the people living in the area would be severely hurt. Mr. Caulfield stated they were against the nature trail because there was nowhere for people to park and it was congested. Mr. Gagnon replied the proposal was to put in a small gravel parking area. They have a fair amount of experience with putting them in as was done at the Merriam Conservation area, Kirby Ivers area, Peabody Town Forest, Gumpas Conservation area and another off Spaulding Hill Road. He agreed with the concerns and were trying to resolve such by putting a small parking area. He reiterated it was a small conservation area that wouldn't attract huge crowds of hikers. They hoped the occasional one or two people would use it. Mr. Gagnon told the Board the proposed section on Currier Road was rather straight and had good sight distance. He believed the parking lot would be too small for someone to come in with a snowmobile trailer. He said snowmobiles were allowed on Town Forest; however dirt bikes and 4-wheelers were not. He noted that was the case State wide.

Mr. Chris Cote of 107 Currier Road told the Board he had a lot of questions. He heard testimony that the proposed would be a senior citizen walking trail. Mr. McNamara believed the reference was to the fact that there wasn't a lot of land and it was relatively flat; the assertion was more elderly people, or people in general would use it for walking rather than at some of the other parks that were steeper and larger. Mr. Cote told the Board he lived across the street from the property and informed there were a lot of 4-wheelers using the land. He stated his house was across the street from where the proposed parking lot would be located. He noted that the road was not straight, it was very curvy and people drive fast like it was a race track. He was already worried about pulling out of his driveway, and now he would have to worry about people pulling out of the parking lot.

Mr. McNamara asked Mr. Gagnon if there was any thought of installing 'No Parking' signs along the road. Mr. Gagnon replied they only had an issue on Hinds Lane and recalled that the Town Road Agent installed 'No

Parking' signs. He said he would be surprised if more than one or two cars showed up at the proposed parking lot, which would be a gravel area to accommodate three to four (3-4) cars. Mr. Cote wanted to know if vehicles would back out of the parking area. Mr. Gagnon explained that the idea was for a vehicle to be able to make a three point turn and drive back out. Mr. Cote noted he had a 'U' shaped driveway and was concerned he would have difficulty getting out if people were trying to pull out of the parking area at the same time. He reiterated cars flew on Currier Road. Mr. Gagnon spoke about the speed of traffic on Sherburne Road and Route 111A noting they didn't have any problems on those roads. He pointed out that the Board had approved a 40 house subdivision a short distance up the road off Garland Lane and didn't feel two or three people on a gravel parking lot would be a problem. Mr. McNamara believed everyone was familiar with Currier Road.

Mr. Cote questioned who would pay to maintain the parking area. Mr. Gagnon replied the Forestry Committee maintains the parking spots. He said it would require very little maintenance once they put in a kiosk and gravel parking area. He noted it wouldn't be plowed in the winter. Mr. Gagnon explained it would be paid for by timber harvest monies; when timber is harvested from Town forests the revenue is used to make the parking lots, kiosks, etc. and to pay for surveying, appraiser etc. They tried not to have funds come from taxpayers. Mr. Cote understood two acres of the land had been cleared and felt they had done a horrible job because trees had been knocked down and pushed to the side. Mr. Gagnon replied it was a field Mrs. Wolven had maintained, but after she passed away the field had grown in. He said they cleared the field and as a financial decision, pushed the brush to the side. They were trying to have varied habitat. Mr. Cote informed two weeks ago a truck was stuck in the mud on the property and caught on fire. He questioned how the Town would keep trucks, cars, 4-wheelers, etc. out of the property. He inquired why people weren't parking on Garland Lane since it also had a walking trail. He believed it would be more convenient to have the parking lot in that location since it was off the main road. Mr. Gagnon knew there had been a cul-de-sac that was later extended to be Garland Road that had some public parking on the side of the road near a trail. The trail followed across Currier Road; however to get to Town land, a person would have to trespass along the gas line easement. He stated there was no Town owned connection between the trail (Mr. Cote referred to) and the Wolven property.

Mr. Doherty commented that the Garland Woods subdivision was all private property and happened to have a trail through it. He pointed out that Mr. Gagnon had been in front of the Board many times regarding parcels of land throughout the Town that had been unproductive. He said when small parking areas or roads were put in to access land for timber harvesting the Town had reaped the reward of the funds to aid other parcels. Mr. Doherty spoke of the property being reviewed and noted there was currently no area for the Police to access the land and stop people from going in with 4-wheelers. Signs haven't been installed on the land since there was no safe access. He said if they had access they could install a kiosk listing the rules and regulations for enforcement. Currently there was no way for the Town to pull into the property and properly protecting it without having an access point. Mr. Cote noted that the trail started on Jericho Road and heard statements that Jericho Road wasn't a safe place to park. He pointed out that he lived on Currier Road and currently had a hard time pulling out from his driveway, which is where the new proposed access point would be for the land. Mr. Doherty asked for clarification of Mr. Cote's statements. Mr. Cote replied his concern was with Currier Road and the area of the proposed parking area, which would be in front of his driveway. He said the road wasn't straight, it was curvy and hilly. He had a 'U' shaped driveway and had to be cautious when exiting to ensure he would make it out safely. He said having the lot across the street would be a problem.

Mr. Doherty said his point was if the lot line was approved and the parking area was created it would allow the Town access to the property. The Police would be have an area to enforcement the rules set up for the land and monitor/enforce the speed of traffic along Currier Road. He believed Mr. Cote was making a good point for an approval and the creation of the lot. Mr. Cote answered no.

Mr. Cote then discussed the land and the existing trail, which he didn't feel was a trail given its condition and growth of poison ivy. Mr. McNamara said if that was true, people wouldn't use them. Mr. Cote questioned why the Board would waste time on trails people wouldn't use. Mr. Gagnon stated trails were maintained and had a lot of use by bicycles. Mr. Cote said since he bought his house he's had nothing but issues with the snowmobiles

and people parking in his yard. He wanted to know how the Town would keep people out of his yard. Mr. McNamara replied if people were in his yard, it was trespassing and he could call the Police.

Ms. Donna Pitts of 100 Currier Road came forward and told the Board she had walked from Currier Road out to where some of the trails had been marked. She provided the Board with photographs of the trail area (for submission in the file). She asked what the color markings signified. Mr. Gagnon explained when they put a map together, there would be different trails (or trail loops) within the property. Ms. Pitts wanted to know what would be done on the paths themselves. During her walk she said it was very uncomfortable, there were a lot of stumps sticking out, and places she couldn't get to because of debris and rocks. She said there was poison ivy all around the area where a bench had been put in. There were also points where she lost the trail totally and wanted to know how much of the area would be cleared so people could walk without getting hurt. Mr. Gagnon replied the area was woods and they haven't cleared the trails to the extent they would like to. He said they tried to do regular trail maintenance. They wouldn't mow the field at this time of year because the field habitat provides for wildlife; however, it will be mowed in the fall. He agreed that the poison ivy around benches should be removed and noted they would do their best to clear the trails so the average person could hike. Ms. Pitts spoke about a wet area that had a two board bridge going across it. She was concerned about liability and suggested having a railing. Ms. Gagnon appreciated the feedback and replied they would consider what would be best for the bridge area, and spoke to the various types of bridges in other areas of Town. Ms. Pitts discussed the problems the neighborhood had with snowmobile traffic during the winter. She said at times they ride down the street and use an area of the property where the stone wall had been removed. Mr. Gagnon believed they were using the path to access the gas line. Ms. Pitts was concerned about the safety of the people who would be accessing the property.

Ms. Jessica Pacheco of 23 Jericho Road wanted to understand how the proposal would affect her lot. Mr. Gagnon replied they wouldn't be touching anything on Jericho Road. Ms. Pacheco told the Board she was not opposed to a walking trail but wanted to know if people would be closer to her, or in her back yard. Mr. Gagnon replied the trails were already put in. He said if there wasn't currently a trail behind her house there probably wouldn't be one. He noted that the parking lot wouldn't be a big area. They would probably cut down six trees, bring in a load of gravel and install a kiosk. He told Ms. Pacheco she wouldn't see it from Jericho Road.

Mr. Bergeron wanted to know Ms. Pacheco's lot number. Mr. Dadak replied her parcel was Map 41 Lot 10-266. Mr. Gagnon displayed the tax map and located Ms. Pacheco's lot and showed where the parking area was proposed. He then gave a brief explanation of where the trails ran through the property.

Mr. Scott Landry of 17 Coburn Avenue told the Board he had a problem with giving conservation land to the Zis family and taking some of their property. He questioned what would happen five years down the road if another home owner wanted to install a septic system, and the Town gave them a half acre of land in swap for a half acre of their land, and then later another home owner came forward with the same request. He said if it kept going and going the conservation land would be gone. Mr. Lynde stated it would be almost impossible given the review process through the NH Charitable Organization plus the court to ensure it was keeping with the spirit and intent of the person who donated the land. He explained that they had to demonstrate that the proposal was unique. Mr. Lynde added that the Town wouldn't allow it (that type of scenario) because they value the conservation land and wouldn't start trading it off. Mr. Landry replied that the Town was trading land off. Mr. Lynde stated that the specific purpose was for access to the road, not for a septic system. In his opinion there was no other justifiable reason. Mr. Landry said he didn't know what would happen 'down the road', but knew something would if the proposal was approved. Mr. Gagnon stated in the last fifteen (15) years they had purchased one thousand (1,000) acres and this was the first time they had ever proposed to give a piece of it away. Mr. Landry was concerned that there were a lot of hunters on the property. He was in favor of having a parking lot, but not in favor of giving away some of the conservation land that Ms. Wolven left. Mr. McNamara reiterated they were doing it for a narrow and specific reason to give more access to the conservation land. Mr. Lynde clarified that the Town was not giving land away, they were doing a land swap of a quarter acre and in

return would receive a quarter acre. Mr. Landry felt the Town was giving away land that wasn't supposed to be given away.

Ms. Cheryl Beaulieu of 13 Currier Road told the Board that she recently purchased her property and the draw was the beautiful conservation land surrounding her; however she didn't want to have people going through her back yard. She was concerned with the proposal creating a hardship of the owner of 107 Currier Road (Chris Cote) by putting a parking lot next to his driveway.

Mr. Caulfield came back in front of the Board. He commented everyone had heard the cliché 'build it and they will come'. He wanted to know how many vehicles the parking lot would service. Mr. Gagnon replied three (3) or four (4). Mr. Caulfield believed the Planning Board was opening a huge can of worms, and wanted to know what they would do if ten (10) vehicles showed up. It was his belief that those people would abandon their car in front of someone's home and take a walk on the trail, which would create a dilemma.

Mr. Caulfield wanted to know why the Town was transferring a piece of land to Mr. Gagnon, who would then transfer land to the Town. Mr. Lynde responded to say there was currently no parking lot and if ten (10) people wanted to park on the road and walk the trail they would. He said they were trying to provide a solution by having an easier and safer access to the residents of Pelham to a piece of land that they own and have a right to use. He stated Mr. Gagnon, the Conservation Commission and the Forestry Committee had done an excellent job of creating walking trails in the Town. He said a person could almost walk from the south end of Pelham all the way to the north on walking trails that they've created through the acquisition of land and trail maintenance. He pointed out that there was no budget in the Town budget for trail maintenance; it was all paid through funds raised from timber harvest on Town land. He said issues involving snowmobiles were there now. He noted by putting up signs the Town would then have the capability of enforcement. Mr. Lynde believed the proposal would improve the situation and benefit everyone because the area would be maintained and have postings.

Mr. Caulfield wanted to know what Mr. Gagnon was going to do with the quarter acre of land. Mr. Gagnon replied he was a volunteer and representative of the Conservation Commission, and not paid by the Town. He was in attendance at the meeting to represent the seven (7) members of the commission. Mr. Gagnon stated the land was in the Town's name and the private land was in the private resident's name. He also stated he wasn't involved with anything other than facilitating the proposal. The private resident will transfer a quarter acre to the Town, and the Town will transfer a quarter acre to the private resident. Mr. Gagnon made it clear that he would not benefit from the transaction, other than spending countless hours trying to make the proposal happen. He assists with clearing trails and is also a member of the Forestry Committee with Selectmen Lynde.

Mr. Caulfield understood that the Town wanted to create a trail so there would be pleasure for a lot of people. He wanted Mr. Gagnon to look at the people that the trail wouldn't be a pleasure to. He reiterated his concern for people abandoning their cars to access the trail and didn't feel a small parking area for four (4) cars would be adequate. Mr. Gagnon pointed out that there were five (5) similar parking lots in Town and had never had a problem. He asked Mr. Caulfield if he had gone to any of the other parking areas. Mr. Caulfield answered no. Mr. Gagnon suggested he view the parking areas on a Saturday morning. He said if there was one car parked on the road he would personally go down and call the Police. Mr. Caulfield stated he and the people present in the public were not in favor of the proposal. He commented that the abutters were the people who would have to put up with (vehicles) parking in front of their homes.

Mr. Dadak commented that he lived in the Sherburne Road area and there was a parking lot off Sherburne Road that accessed over 600 acres. He said he drives by a lot and had never seen more than five (5) or six (6) cars in the lot. He pointed out that the Sherburne Road lot was visible and more likely for people to visit. In his experience, he couldn't imagine any more than one (1) or two (2) cars being in the Currier Road lot at one time because it wasn't on a main road. Mr. Caulfield stated the intent was noble, but not to the abutters. He didn't feel it was a good location for people driving there because there would be parking in front of people's homes and the Town would receive phone calls.

Mr. Doherty stated the Board consisted of all volunteers and had just accepted three (3) more. He added that Mr. Gagnon was a volunteer, and both the Forestry Committee and Conservation Commission was made up of volunteers. He said none of them were paid. There's another group of volunteers who work on the Master Plan, to try and put together what the Town (all the taxpayers) want. Mr. Doherty commented that the Board was presently looking at a simple lot line adjustment plan. He said they were looking to make sure that the remaining piece of land still met the standards of the NH Codes, septic codes and to make sure the plan was legal, not to make decision regarding what would be done on the property. He said if the residents wanted to get involved with what was happening in Town there were volunteer opportunities available. He didn't feel people should get mad at the volunteers and felt it was wrong to insinuate anything about Mr. Gagnon who worked so hard for the Town.

Mr. Bergeron spoke about the power of the Conservation Commission, which was granted through the State Legislature, to make purchases of land with money they receive from multiple sources, such as through forestry and taxes collected from current use changes. It was noted they had purchased two thousand (2,000) acres during the last fifteen (15) years that the Town owned. Mr. Bergeron stated that the land being discussed was donated for conservation and the Conservation Commission was simply attempting to make the land able to be utilized. He said the Board understood the abutter's concerns, and hoped that the result of the proposal would make the land better than it currently was by having more enforcement against motorized vehicles and by having residents of Town walking it. Mr. Bergeron explained that the Conservation Commission had statutory authority and stated the lot was not changing in size, no one was being given land and the Town was not going against the will of the benefactor by swapping the land. He stated the Board was doing everything according to Statute and what the will of the people had voted on. He noted the property was on the ballot in March, and 89.42% of people voted in favor. He said the Board couldn't deviate from that unless there was something being done that wasn't statutorily authorized.

Mr. Dadak asked Mr. Gagnon if the land could have been developed had the Town not acquired it. Mr. Gagnon answered yes; between possibly ten (10) conventional subdivision homes and twenty five (25) 55+ housing units that would have access onto Currier Road. In Mr. Dadak's opinion having a small parking lot was preferable to having subdivision development traffic access Currier Road.

Mr. Cote heard Mr. Gagnon state he goes onto land to cut the trees and clear the trails. He asked if he had personally cleared the two acres from the property. Mr. Gagnon answered no. He stated they hired a person to clear it because they needed heavy equipment. Mr. Cote replied when the heavy equipment was on the property his neighbor was with them, and taking the wood on his 4-wheeler.

Ms. Pitts understood why Mr. Cote was so upset. She said his 'U' shaped driveway was located on a little blind curve and agreed that vehicles speed on Currier Road. She believed the Board would understand why he was concerned about the parking lot being across from his house if they parked in his driveway and viewed the speed of the traffic. Mr. McNamara said the Town unfortunately had similar problems on other roads where speed limits were commonly disobeyed. He said it was a matter of enforcement and the Board didn't have anything to do with that, other than to advise the Highway Safety Committee of the situation.

Mr. McNamara closed the public input portion.

Mr. Montbleau believed the Board heard testimony from abutters that there was an abuse of passive recreation on the property. He said the Town's people and abutters had an opportunity to use the property for recreational purposes, wildlife observation, etc. He watched what the commission had done with the conservation areas, and stated one was located behind his home that had a much bigger acreage and bigger trail system (than the proposal). He commented that he had checked the area at least thirty (30) times and had never seen more than two (2) cars. He reiterated his belief that the abutters were concerned with reckless use snowmobiles that tear up yards and interfere with the private enjoyment of their property. He didn't see that type of scenario happening

because of what he knew about the efforts of the Conservation Commission. He also didn't feel that parking would be an issue and believed the area may be helpful to the residents if the Police used it to monitor the traffic. Through the proposal, Mr. Montbleau stated the Board was upholding its Master Plan and carrying out the will of the public given that 89.2% of voters were in favor of the proposal. He said they also take the abutter's feelings (and concerns) into consideration. He felt any impact would be minimized through good enforcement and signage. He believed the land would be one of the more passive areas in the Town, although had some concern about the snowmobile usage. Mr. Montbleau stated he was sympathetic to the abutters because his property backed up against conservation property. He told the abutters he had never had a problem and found the area to be well done by Mr. Gagnon and the commission.

Mr. Lynde was concerned about vehicles such as ATV's because the Town cherished its land. He stated they had taken preventative measures on other properties because problems and said it could be considered for the proposed property. Mr. Gagnon stated they had spent a fair amount of money and energy keeping large trucks off Town property, but the difficulty was keeping 4-wheelers and dirt bikes off. He said the best thing would be to call the Police. He didn't feel the proposal would increase the amount of 4-wheelers and dirt bikes. Mr. Lynde asked if there was a way to lay the gravel down to encourage people to turn around and drive out, versus backing out onto the road. Mr. Gagnon agreed.

Mr. McNamara read aloud the waiver request submitted by Doucet Survey Inc. The waiver request was to Section 10.03(C) of the Subdivision Regulations requiring surveying property lines for the entire parcel. It was noted that the Zis property was shown in its entirety; however, the entire Town of Pelham property was not shown on the plan due to the fact that there is a recorded plan of the parcel that was prepared by the Doucet Survey Inc. office in 2001.

MOTION: (Doherty/Passamonte) To accept, for consideration, the waiver to Section 10.03 (C) of the Subdivision Regulations.

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

MOTION: (Doherty/Dadak) To approve the waiver to Section 10.03 (C) of the Subdivision Regulations.

VOTE: (6-0-1) The motion carried. Mr. Montbleau abstained.

Mr. Montbleau explained that he abstained because he needed to know how enforcement would occur on the property.

MOTION: (Doherty/Passamonte) To approve the lot line adjustment, subject to approval of the Cy-pres by the court. The complete abutter's list will be included and attached to the final recordable plan.

VOTE: (6-0-1) The motion carried. Mr. Montbleau abstained.

DISCUSSION

Mr. Gowan stated Mr. Thomas expressed interest in being appointed to the Capital Improvement Committee. Mr. McNamara recalled Mr. Culbert expressing interest last year and anticipated representatives being appointed from the Board of Selectmen, Budget Committee and School Board. He asked if there were any other members interested in being appointed. Mr. Lynde explained the importance of the CIP and following it during budget review/approval.

MOTION: (Doherty/Bergeron) To appoint Mr. McNamara, Mr. Thomas and Mr. Culbert as members of the Capital Improvement Plan committee.

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

DATE SPECIFIED CASE(S)

July 17, 2017:

PB Case#PL2017-00003 - Map 41 Lots 6-125, 126, 127 & 128 - P.J. KEATING COMPANY - 1 & 7 Bridge Street

August 21, 2017:

PB Case #PL2016-00026 - Map 36 Lot 11-91 - MAJOR REALTY TRUST - 101 Dutton Road

ADJOURNMENT

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

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

The meeting was adjourned at approximately 8:30pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary