

**NOT APPROVED  
TOWN OF PELHAM  
BOARD OF SELECTMEN–MEETING MINUTES  
February 14, 2023**

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**CALL TO ORDER** – Chairwoman Corbett called the meeting to order at approximately 6:30pm

**PRESENT:** Heather Corbett, Kevin Cote, Jason Croteau, Charlene Takesian, Town Administrator Joseph Roark

**ABSENT:** Jaie Bergeron

**PLEDGE OF ALLEGIANCE**

**MEETING MINUTES REVIEW**

January 31, 2023

**MOTION:** (Cote/Croteau) To approve the January 31, 2023 meeting minutes as amended.

**VOTE:** (4-0-1) The motion carried.

**OPEN FORUM**

No one came forward to address the Board in open forum.

**PUBLIC HEARING (2 OF 2): To consider the adoption of a Sherburne Road Area Temporary Growth Management Ordinance in accordance with RSA 674:23**

Danielle Masse-Quinn approached the Board on behalf of the Pelham Planning Board. She informed the Board that there is a correction to the ordinance that they amended since the first public hearing. She stated that under section 7, it should now state: the provisions of this interim ordinance shall apply to all properties within the Sherburne Road area unless the property owner can demonstrate that the owner’s property has either access to a fully suitable public water supply source or that the owner can demonstrate that an existing lot or each proposed individual lot has sufficient water capacity and water quality to meet the proposed lot’s land use water supply needs and requirements.

47 Chairwoman Corbett asked if anyone from the public would like to speak on this issue. No one  
48 came forward.

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50 Chairwoman Corbett stated that the Board has received a few letters from residents who  
51 requested that their letters be read into the record.

52  
53 Patty Culbert, a Planning Board alternate, and resident of 44 Simpson Road sent a letter to the  
54 Board of Selectmen. In his letter, he stated that she would like the Board to strongly consider  
55 amending the proposed ordinance to exclude most of Map 32. He explained that she does not  
56 believe that these parcels of land have the impact to justify being included in the moratorium. He  
57 added that the geological survey confirms the reasons for exclusion. He also stated that she  
58 believes this moratorium will take away control from the property owner's rights for many of the  
59 lots of Map 32.

60  
61 Kathleen and John Cormier, residents of 41 Spaulding Hill Road, also sent a letter to the Board  
62 of Selectmen. In their letter, they stated that they have lived at their current address for over 8  
63 years and have never experienced any water shortages. They added that, to the best of their  
64 knowledge, none of the properties North of Marie and Slavin Drive have experienced any water  
65 shortage issues either. They also reviewed a hydrogeological report that indicated their area is  
66 not under a shortage zone.

67  
68 Jim Petersen, resident of 11 Majestic Avenue, also sent a letter to the Board of Selectmen. In his  
69 letter, he stated that he lives North of Slavin and Marie Avenue on Majestic Avenue in Skyview,  
70 however, his house lot is not a part of Skyview. He drilled a private well on his lot 2 years ago  
71 and does not have any water shortage issues. He added that a solution for homes experiencing  
72 water shortage issues is to add an additional storage tank in the basement of the home that can  
73 produce enough. He added that he has installed many water storing tanks in Town that have been  
74 very successful and have no problems.

75  
76 Mr. Montbleau stated that he wanted to make a correction to the Water Commission's survey. He  
77 stated that a gentleman who lives on 36 Spaulding Hill Road never lost water, and they had it  
78 down as a home that had lost water. He explained that the man accidentally drained his well  
79 when trying to fill his broken pool with a hose. Another family moved into the home about a  
80 year ago and has had no water shortage issues. Mr. Montbleau also stated that it was said that  
81 Chardonay Road ran out of water around June or July, but what actually happened was they  
82 needed a stronger pump installed deeper into the well. He added that since they made the repairs  
83 there have been no water issues as far as he knows.

84  
85 Ms. Masse-Quinn stated that it is confirmed that the owner of the home on 36 Spaulding Hill  
86 Road reported that they have a small quantity of low-quality water. She added that many homes  
87 on Chardonay Road also submitted responses to the survey.

88  
89 Mark Brien, resident of 36 Spaulding Hill Road, came before the Board. Mr. Brien stated that he  
90 moved into the home about a year ago and they have not had any water issues. Chairwoman  
91 Corbett asked if he had filled out the survey. He stated that when he received it in the mail he

92 filled it out stating that he had just moved to this address and inquired about getting Town water  
93 and asked them to keep him informed.

94

95 Chairwoman Corbett adjourned the public hearing.

96

97

98 **Katherine B. Miller, Esq., DTC Lawyers: Presenting draft Comcast Franchise Agreement**

99

100 Katherine Miller, Esq., stated that she is happy to announce that she, Jim Greenwood, and  
101 Comcast have come to an agreement in regard to renewing the cable TV franchise. She added  
102 that Comcast has missed a few payments for Capital to support the local access program.  
103 Comcast is going to make up these missed payments with one lump-sum payment. She explained  
104 that there are things that the Board and Town do not have jurisdiction over in regard to cable TV  
105 agreements. Things like price, channel selection and tiered packages are unregulated at this  
106 point. What the Town can negotiate over are the terms of the local access channels. Ms. Miller  
107 mentioned that they talked about whether they should keep the local access channels in standard  
108 definition or move up to a higher definition. She stated that Jim Greenwood is happy with the  
109 way things are. She explained that more and more people are getting rid of cable and only  
110 utilizing streaming services. Eventually, people will be watching local TV on the internet so  
111 investing in cable equipment at the Town level is not the best idea. The new agreement is for a  
112 10-year term, due to cable companies eventually wanting to be free of the requirements of a  
113 cable TV franchise and just operate as an internet service provider. Ms. Miller stated that they  
114 tried to get the agreement for as long as possible for the residents who still enjoy cable TV.

115

116 Attorney Miller stated that there were a few changes to the agreement as they negotiated in the  
117 areas where they could.

118

119 Chairwoman Corbett stated that if the Board of Selectmen is in favor of approving this proposal,  
120 then the next step is to hold a public hearing. Ms. Miller stated that they need to give the public a  
121 two weeks notice so they can come and make comments or ask questions. Town Administrator  
122 Roark stated that this public hearing will be on the agenda in two weeks.

123

124

125 **Brett Gagnon: Electrical Aggregation/Community Power activities**

126

127 Brett Gagnon, and his partner Craig Putnam of Hudson, NH, prepared a presentation for the  
128 Board. Mr. Putnam explained that he is one of the directors of the Community Power  
129 Aggregation efforts in Hudson, this effort has been going on for almost 2 years and he hopes to  
130 be able to bring it to Pelham.

131

132 Mr. Gagnon explained that there have been spikes in electricity costs due to global wars, political  
133 forces, and a lack of alternative options. Electric aggregation is an alternative option to help  
134 lower electrical costs for residents. He explained that the Town could choose to become a default  
135 electricity supplier by creating the “Pelham Community Power Committee”. Electrical customers

136 in Town could choose to take supply from Pelham Community Power or Liberty Utilities or any  
137 other supplier. Also, multiple communities can work together for stronger “buying power” in  
138 order to shop around for competitive rates. Mr. Gagnon added that this will not affect the quality  
139 of customer service the resident receives, as the delivery cost will not change and will still be  
140 handled by Liberty Utilities.

141  
142 Mr. Gagnon explained that there have been electric aggregation laws governing cities, towns,  
143 and school districts for years which saves these groups tens of thousands of dollars. Recently, the  
144 “opt-in” and “opt-out” processes for consumer electric aggregation have been updated, making it  
145 more accessible for residents.

146  
147 Mr. Gagnon stated that the proposed timeline of implementation can take about a year, leaving  
148 the Town and residents with ample time to plan and prepare. Some key points of this initiative  
149 include:

- 150 - Power utility will continue to deliver electricity, and to own and maintain the local
- 151 distribution system.
- 152 - Power utility will still handle customer service issues relative to delivery.
- 153 - Power utility will still handle most billing (exceptions being net metering, etc.).
- 154 - Only the supply costs for default supply customer bills will change.
- 155 - Pelham will not be the first town to implement this (27 towns in New Hampshire have
- 156 done this, multiple states across the country have done this, and the Town of Pelham
- 157 Facilities including the school district has implemented this).

158  
159 Mr. Gagnon also informed the Board of the benefits of implementing this. He explained that if  
160 the Town passes a warrant for electric aggregation this gives the Board the ability to look around  
161 for other options but does not lock the Town into anything. Also, the program does not need to  
162 go live if alternative electric aggregation options do not meet or reduce the electric costs for  
163 retail customers. This will give customers more choices in regard to more price options and more  
164 green energy options.

165  
166 Ms. Takesian explained that she was on an Energy Committee for the Town of Pelham and they  
167 talked about this process. She asked Mr. Gagnon what was in it for him. Mr. Gagnon stated that  
168 nothing is really in it for him besides if he became a resident of the Town and benefited from the  
169 savings. He also added that it will give residents the option to buy more “green” power if they  
170 want to. Ms. Takesian also asked why the Town has to set this up and an individual cannot on  
171 their own. Mr. Putnam explained that customers do currently have the option to purchase power  
172 through a competitive electricity supplier, however, they do not get the ability to aggregate the  
173 load, they get whatever is offered. The idea here is to aggregate the buying power of all of the  
174 customers in Town on default service. If the Town did this, the Pelham Community Power  
175 Committee would become the power purchaser for default customers who chose to be a part of  
176 it.

177

178 Chairwoman Corbett asked about the opt-in and opt-out process. Mr. Putnam explained that for  
 179 this program to be the most successful, it is best to automatically enroll residents into it and then  
 180 they can opt-out if they want to. He explained that since people are so busy it is easy for  
 181 residents to forget or not find the time to opt-in to the program, and then not enough residents  
 182 join, and the program is not cost-effective. The goal is to get a very large pool of people  
 183 participating to give more purchasing power or leverage. He explained that the Town would have  
 184 to notify residents 30 days prior to the start date of the program and they would have that time to  
 185 opt-out if they want to. He also stated that the Board would have to hold a public hearing about  
 186 halfway through the 30-day period. After the initial enrollment, residents can opt-in or opt-out of  
 187 the program at basically any point without penalties.

188  
 189 Ms. Takesian asked if the customer’s distribution charge would be the only thing changing on  
 190 their bill and if everything else would remain the same. Mr. Putnam clarified that it will actually  
 191 be the supply part that will change, and the distribution and transmission of their bill will remain  
 192 unchanged. Ms. Takesian asked if the \$0.22 that they are paying now is considered distribution.  
 193 Mr. Putnam stated that this is the supply cost, per kilowatt hour. This is the part of the bill that  
 194 would presumably go down. Ms. Takesian asked if they were similar to the other New  
 195 Hampshire company called “Our Town Energy Alliance”. Mr. Putnam explained that it is  
 196 different because they do not use many people in Town to aggregate the cost, that company is on  
 197 an individual basis.

198  
 199 Mr. Croteau asked about the \$12,000.00 that this program has saved the Town of Hudson. Mr.  
 200 Gagnon explained that that was an example of their partnership with NRPC. He added that these  
 201 savings were for the Town facilities only.

202  
 203 Mr. Gagnon thanked the Board and asked if they were interested in him returning to share the  
 204 second half of the presentation on the program. The Board agreed to set an appointment for them  
 205 to see the second half of the presentation.

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 208 **Deborah Waters: Timber harvesting update**

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 210 Deborah Waters, Chris Gallagher, and Eric Radlof approached the Board to give them an update  
 211 on timber harvesting. Mr. Radlof, the Town’s forester, explained that their first major step with  
 212 any property, especially a newer one, is to conduct a forest management plan. A forest  
 213 management plan is a forest inventory where they identify goals and objectives of the property,  
 214 then they develop management strategies and mapping. If recommended in the forest  
 215 management plan, they set up timber harvesting. He explained that he oversees all the steps of  
 216 the timber harvesting, including working with Ms. Gallagher for the sale of it. They also help to  
 217 manage fields in Towns for the wildlife and their habitats. He added that abutters may notice red  
 218 paint on trees on the boundary lines, and this helps to clearly define boundary lines to keep  
 219 neighbors happy. They also work a lot with invasive plant control. Mr. Radlof explained that he

220 is a licensed pesticide applicator in the States of New Hampshire and Massachusetts. He stated  
221 that he has been working on Town of Pelham land since 2009.

222  
223 Chairwoman Corbett spoke about how the Forestry Committee recently received some backlash  
224 from residents regarding the recent timber harvest. She stated that the Board supports the  
225 Committee and knows they have put professionals on the ground. She also wanted to let the  
226 residents know that they know it can look extreme when the timber harvest is happening, but she  
227 hopes the Town can see that it is done professionally and following best practices.

228  
229 Mr. Croteau agreed with Chairwoman Corbett and explained that he spent time with Mr. Radlof  
230 in the woods and saw how responsible they are. Mr. Croteau asked if they could explain how the  
231 money aspect of timber harvesting works so the public can have a better understanding. Mr.  
232 Radlof explained that when they generate income from timber harvesting, they roll back the  
233 income into the property to complete the project, like a parking lot, gate, or improved trails. In  
234 his experience, the Forestry Committee does a good job of reinvesting the income back into the  
235 property. He also added that this income can be spread around to other projects if needed as well.

236  
237 Ms. Waters added that revenue is not the primary goal, it is the result of responsible forest  
238 management, which is the first goal.

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241 **Discussion: Planning Board seeking approval to revise current Well Ordinance**

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243 Danielle Masse-Quinn and Jim Bergeron from the Planning Board approached the Board  
244 requesting to revise the Town’s current Well Ordinance. Ms. Masse-Quinn explained that at the  
245 last Planning Board meeting, they discussed revising the current Well Ordinance. She added that  
246 they need permission from the Board of Selectmen so they can work on revising the ordinance  
247 before they represent it to the Board.

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249 The Board of Selectmen approved the Planning Board to revise the current Well Ordinance and  
250 present it to them at another meeting.

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253 **SELECTMEN AND TOWN ADMINISTRATOR REPORTS**

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**Mr. Croteau** had nothing to report.

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**Ms. Takesian** reported that the Pelham Council on Aging is looking to start a legacy garden on  
258 their property around the pickleball courts. They will be looking for volunteers to donate a plant,  
259 stone, bench, etc.; in honor of or in memory of someone. She also stated that there is talk of  
260 starting a community garden in the center of Town, and stated that if anyone is interested in this  
261 kind of project to contact the Hobbs Community Center.

262

263 **Chairwoman Corbett** reported that the Council on Aging is looking to award the 2023 Bill  
264 McDevitt Community Service Award at this year’s Spring Fling. She explained that just like Bill  
265 did, there are many residents in Town who volunteer a lot of their time to help improve the  
266 Town. Applications will be printed and available at Town Hall and must be mailed to the Hobbs  
267 Community Center at 8 Nashua Road, Pelham NH. Applications are due by Friday, April 21,  
268 2023.

269  
270 **Mr. Cote** wanted to wish his wife a very happy Valentine’s Day!

271  
272 **Town Administrator Roark** had nothing to report.

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275 **REQUEST FOR NON-PUBLIC SESSION**

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277 **MOTION:** (Cote/Croteau) Request for non-public session per RSA 91-A:3, II, A  
278 (personnel).

279  
280 **ROLLCALL VOTE:**

- 281 Selectman Cote – Yes
- 282 Selectman Corbett– Yes
- 283 Selectman Croteau – Yes
- 284 Selectman Takesian – Yes

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286  
287 (4-0-0) The motion carried.

288  
289 It was noted that when the Board returned, after the non-public session, the Board would not take  
290 any other action publicly, except to seal the minutes of the non-public session and to adjourn the  
291 meeting. The Board entered a non-public session at approximately 7:47 pm.

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294 **ADJOURNMENT**

295  
296 Respectfully submitted,  
297  
298 Makayla Clougherty  
299 Recording Secretary