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3 **APPROVED**
4 **TOWN OF PELHAM**
5 **BOARD OF SELECTMEN–MEETING MINUTES**
6 **September 6, 2022**

7 **CALL TO ORDER** – Chairwoman Corbett called the meeting to order at approximately
8 6:30pm

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

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12 **ABSENT:** None

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15 **PLEDGE OF ALLEGIANCE**

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18 **OPEN FORUM**

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20 No one came forward in open forum.

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23 **APPOINTMENTS**

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25 **Awards of Excellence for heroic actions**

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27 Chairwoman Corbett invited all the recipients to come forward. She started by stating that on
28 July 24, 2020 there was a very serious boating accident that occurred in Town on Long Pond. A
29 jet ski carrying two people collided with a master craft boat. All occupants on the boat, except
30 for Captain Joe Farris, were ejected from the boat upon collision. The occupants of the boat
31 quickly realized that the two people on the jet skis were badly injured and in danger. Captain
32 Farris advised those who were launched from the boat to help the jet skiers. John Granfield
33 helped the jet ski passenger who was farthest from the collision and carried her to a rowboat with
34 three teenagers in it. Once she was in the boat, the kids were unable to start the motor, so John
35 had to climb in the boat, start the motor and then get the girl to the shore for medical treatment.
36 Both passengers Amy Granfield and Eric Mayer swam to the jet ski and noticed the girl was
37 barely conscious and losing a lot of blood from an open wound on her leg, Farris was able to
38 back the boat up near them so they could get the girl on the boat and help her. They made a
39 makeshift tourniquet to help slow the jet ski driver’s bleeding as they drove to shore. Farris
40 drove the boat to shore where they met with Officer Simes who then applied a tighter tourniquet.
41 Amy stayed with Simes to help with first aid. Two Town of Pelham lifeguards who witnessed
42 the crash also assisted. Lifeguard Isaac Halko immediately entered the water to try and help,
43 once he realized they were coming back to shore he met with them and assisted with first aid for
44 the boaters. Lifeguard Ian Sullivan followed safety protocols and reported the accident to first
45 responders. He then joined Halko in helping with first aid.
46

47 Chairwoman Corbett explained that because of their heroic actions on July 24th, the Board of
48 Selectmen would like to thank John Granfield, Amy Granfield, Eric Mayer, Joe Farris,
49 Lifeguards Isaac Halko and Ian Sullivan and award them with the Town of Pelham’s lifesaver
50 awards.

51

52 **Attorney Campbell and Ron Campbell: Rehearing on 80 South Shore building permit**

53

54 Attorney Campbell stated that his client, Ron Campbell, owns a lot of land on South Shore Drive
55 and he received variances to build a single-family home on this lot. The variances are final, and
56 he has land use permissions. He explained that South Shore Drive is a private road and that under
57 RSA Provisions 674:41 the Board of Selectmen gets to vote on whether people can build on the
58 land. He stated that the Board had recently approved other homes to be built on this land, so
59 when they submitted the building permit paperwork, they did not think they would have any
60 issues. However, Attorney Campbell stated that he was told by Ms. Beauregard from the
61 Planning Department that they would still have to go before the Board of Selectmen, as they
62 usually do not accept building permits for this area. However, Attorney Campbell stated that they
63 have allowed building on this land before and does not understand why they would not allow
64 them to.

65

66 Mr. Cote noted that in the provision Attorney Campbell quoted, he left out the part that says the
67 Planning Board gets first review and comment on the matter. Attorney Campbell explained that
68 the Planning Board made comments regarding the permit that did not matter, like wetlands and
69 other issues that were not relevant. Mr. Cote explained that that is there because they review each
70 house on a one-by-one basis. Attorney Campbell explained that RSA 674:41 has to do with roads
71 and public safety and that there is complete road access and no public safety issues where he
72 wants to build. He explained the statute does not take into consideration any type of judgment on
73 the type of house or any other issues. Mr. Cote noted that the section of the RSA that states the
74 Planning Board reviews and comments first is there for a reason. Mr. Cote also noted that there
75 have been septic issues in that area. Attorney Campbell stated that they are here because there is
76 no road access issued where Mr. Campbell would like to build, not because of the septic issues.
77 He also stated that they have state approval for a septic design, and they will not have any issues
78 with the septic system.

79

80 Chairwoman Corbett explained that the Board of Selectmen does not issue building permits, that
81 is the Planning Board’s job. Attorney Campbell stated that the Board of Selectmen does have to
82 approve them. Chairwoman Corbett stated that, again, the Board of Selectmen does not approve
83 the building permits.

84

85 Ms. Takesian stated that there was only one single-family home approved in the last five years
86 and that the others were approved for a rebuild or other construction projects. The only new
87 single-family home was issued for 2020. Ms. Takesian explained she was not sure if the
88 Planning Board or Board of Selectmen issued that permit.

89

90 Attorney Campbell explained that directly across the street people are living there who just
91 rebuilt in 2002. He asked what the difference was between them living there and someone living
92 there across the street.

93
94 Ms. Takesian stated that no building permits have come across the Board of Selectmen that he is
95 mentioning, however, she is not sure if this is an error or not. Ms. Takesian asked if Attorney
96 Campbell thinks that they should only consider road access, and not anything else. Attorney
97 Campbell stated that the Board of Selectmen must make a judgment if the road is safe or not and
98 if it is going to cost the Town money or not.

99
100 Mr. Cote asked Attorney Campbell to explain what gives this property the vested rights to have a
101 house. Attorney Campbell stated that that is not relevant. Mr. Cote read the Town ordinance 307-
102 8 and asked if they thought they needed a variance from 307-8. Attorney Campbell claimed they
103 did not. He stated that the Zoning Board has already granted them variances. Mr. Cote explained
104 that that variant does not cover everything. Attorney Campbell stated that a vacant lot does not
105 fall under the 307-8 ordinance. He stated that Mr. Campbell has the variances to build on his lot,
106 has a state-approved septic system, and only needs a building permit now. He also explained that
107 the reason the permit was not issued by the Planning Board was they told them that the Board of
108 Selectmen has never issued a permit for South Shore Drive, but Attorney Campbell explained
109 that that is untrue.

110
111 Mr. Croteau asked Attorney Campbell would welcome a site visit on South Shore Drive.
112 Attorney Campbell explained that the Planning Board already did one, but if the Board wanted to
113 do another one, they could. Town Administrator Roark noted that the Highway Department was
114 made aware of the issue, but that there was not an official site walk.

115
116 Mr. Cote stated that the septic system plan is for a two-bedroom home, but the home plans show
117 three bedrooms. Attorney Campbell stated that it is supposed to be a two-bedroom home. Mr.
118 Cote noted that the septic system would be placed under the driveway based on their plans, but it
119 also states it should not be driven over. Attorney Campbell stated he is not prepared to comment
120 on the home plans.

121
122 Mr. Cote stated he is not prepared to vote tonight. Chairwoman Corbett asked if they would be
123 okay with putting this off until the Board can consult with legal and engineers. Attorney
124 Campbell stated that his client already has a house ordered. However, if there are not three
125 people on the Board prepared to vote then he would have no choice. He also stated they have the
126 option to go to the Zoning Board of Adjustment and bypass the Board of Selectmen. Attorney
127 Campbell asked when the next meeting would be. Town Administrator Roark stated the next
128 meeting would be September 27, 2022. Attorney Campbell stated they still may file an appeal
129 with the Zoning Board of Adjustment.

130
131 Mr. Croteau stated he would like to do a site walk before he makes any decisions. Ms. Takesian
132 agreed and stated she would also like to hear from the Highway Safety Committee. Town
133 Administrator Roark stated he would contact them again, but they did not have many safety
134 concerns, just that they may have to close part of the road when they bring large cranes in.

135
136 Town Administrator Roark stated that after he confers with the rest of the Board, they will
137 decide a time and then post it at least 24 hours in advance since the public will be able to attend.

138

139 Attorney Campbell asked if the Board would be willing to vote at the site walk since it is a
140 public meeting. Mr. Cote stated he would like their attorney to review a couple of items first as
141 well. Ms. Takesian asked if they could have their attorney review everything before the site walk
142 so, they could vote at the site walk. Mr. Cote said he thinks it would be possible.

143
144 Mr. Cote also stated they may need to update their plans first as well. Ms. Takesian also noted
145 there was an issue with accessing the well.

146
147 Mr. Croteau asked who the wetlands scientist was on the project. Attorney Campbell stated he
148 did not know off the top of his head.

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150

151 **Interview with Agricultural Commission Applicant**

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153 Michelle Cooke approached the Board as the first Agricultural Commission applicant. Ms. Cook
154 explained that last year she was awarded Teacher of the Year in Massachusetts and would like to
155 bring agricultural teaching into the schools in New Hampshire.

156
157 Ms. Takesian asked Ms. Cooke if she would be open to taking a full-time position if one became
158 open. Ms. Cooke noted that she does teach during the day, but would fill in as needed, and do
159 more at night and during the Summer.

160
161 Chairwoman Corbett asked how Ms. Cooke how she would propose teaching agriculture in the
162 classroom. Ms. Cooke explained that buying books, starting at the elementary level, having
163 teachers attend workshops, and increasing funding would be some of the ways she would
164 recommend implementing it. Ms. Takesian asked how she felt about community gardens. Ms.
165 Cook explained that she loves that idea, and would like to implement this with students, even by
166 growing things in the classroom.

167
168
169 **MOTION:** (Croteau/Takesian) To elect Michelle Cook to the Agricultural Commission.

170
171 **VOTE:** (5-0-0) The motion carried.

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174 **Interview with Cemetery Trustees Applicants**

175
176 Joyce Coombs approached the Board as the first Cemetery Trustees applicant. She explained that
177 she enjoys walking around the cemetery and would love to learn more about helping the Town.
178 Mr. Croteau asked Ms. Coombs what improvement she believes she could bring to the Cemetery
179 Trustees. Ms. Coombs explained that she will pass along suggestions from the community.

180
181 Ms. Takesian asked Ms. Coombs if she was appointed to a term, would she be willing to put her
182 name on the ballot for elections when her term was up. Ms. Coombs noted that if she was doing
183 well in the position then she would be willing to do that.

184

185 Jonathan Law approached the Board as the second Cemetery Trustees applicant. He explained
186 that he has been working there for seven years part-time and feels that he has experience and
187 would like to help the Town more. Mr. Croteau asked Mr. Law what improvements he believes
188 he could make. Mr. Law explained that he would have to see what the Board's long-term plans
189 are and see how he can help.

190
191 Ms. Takesian asked Mr. Law if he was appointed to a term, would he be willing to put his name
192 on the ballot for elections when her term was up. Mr. Law said he would be willing to do this.
193 Chairwoman Corbett asked Mr. Law how long he has been retired. He answered that he has been
194 retired since 2015.

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197 **DISCUSSION**

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199 There was nothing up for discussion.

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202 **SELECTMEN AND TOWN ADMINISTRATOR REPORTS**

203

204 **Mr. Croteau** explained that Chief Midgley has a major public safety concern with the rocks
205 blocking the trails. He explained that the Chief has asked multiple boards to investigate it,
206 including Forestry. Mr. Croteau asked if the Board can look into it further. He noted that the
207 rocks should be placed at least 72 inches away from the trail so vehicles can enter in the event of
208 an emergency. Chairwoman Corbett asked Mr. Croteau if he could draft a proposal or get
209 someone in from the Forestry Committee to discuss this further in the next meeting.

210

211 **Ms. Takesian** reported that there will not be a Farmer's Market on September 17th but will
212 resume the following Saturday on the 24th. These Markets run through the end of October. She
213 also stated that there is a shredding event at the Hobbs Center on September 10th. There is also a
214 Chowder Lunch fundraiser, a 50/50 raffle, and the thrift store will be open on September 10th.

215

216 **Chairwoman Corbett** reported that Old Home Day is on September 17th, starting at 7:00 am
217 and ending around 5:00 am.

218

219 **Mr. Bergeron** had nothing to report.

220

221 **Mr. Cote** had nothing to report.

222

223 **Town Administrator Roark** had nothing to report.

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226 **REQUEST FOR NON-PUBLIC SESSION**

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228 **MOTION:** (Takesian/Cote) Request for non-public session per RSA 91-A:3, II, A
229 (personnel).

230

231 **ROLLCALL VOTE:**

232

233 Chairwoman Corbett – Yes

234 Selectman Bergeron – Yes

235 Selectman Croteau– Yes

236 Selectmen Cote – Yes

237 Selectmen Takesian – Yes

238

239 (5-0-0) The motion carried.

240

241 It was noted that when the Board returned, after the non-public session, the Board would not take
242 any other action publicly, except to seal the minutes of the non-public session and to adjourn the
243 meeting. The Board entered a non-public session at approximately 8:03 pm.

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245

246 **ADJOURNMENT**

247

248 Respectfully submitted,

249

250 Makayla Clougherty

251 Recording Secretary