

1
2
3
4
5
6
7
8
9
10

**APPROVED
TOWN OF PELHAM
BOARD OF SELECTMEN MEETING
MINUTES
May 10, 2016
APPROVED – May 24, 2016**

11
12
13
14
15
16
17
18

CALL TO ORDER - approximately 5:00PM

PRESENT: Mr. Doug Viger, Mr. Harold Lynde, Mr. William McDevitt, Ms. Amy Spencer,
Mr. Paul Leonard, Town Administrator Brian McCarthy

ABSENT: None.

19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

PLEDGE OF ALLEGIANCE

MINUTES REVIEW

April 12, 2016

MOTION: (McDevitt/Leonard) To approve the April 12, 2016 meeting minutes as amended.

VOTE: (4-0-1) The motion carried. Ms. Spencer abstained.

ANNOUNCEMENTS

- **Board / Committee Openings.** All interested parties are to submit applications to the Selectmen's office or via email to volunteers@pelhamweb.com. Volunteer applications can be found at: www.pelhamweb.com/employment
 - **Trustees of the Trust Funds: 2 alternate positions for 1 year**
- **Notice of Hearing – Pelham Board of Selectmen will hold the 2nd of two public hearings on Tuesday, May 24, 2016 at 6:45pm in Sherburne Hall, 6 Village Green, Pelham, NH – regarding a proposal to purchase approximately 71 acres, defined as Map 23 Lot 8-18, Main Street, also known as Pine Valley Golf Links property, to be acquired for use as open space land.**
- **Notice of Tick Preventative Spraying to take place on Friday, May 13, 2016 at the Pelham Schools, Parks & Recreation areas. Schools will be sprayed before the start of school session. Parks will be sprayed after schools are completed. Any details needed regarding the spraying, please call Municipal Pest Management at 431-0008 or on the Health Officer webpage at Pelhamweb.com**
- **Supervisors of the Checklist will be available May 31, 2016 from 7pm-7:30pm in the lobby of Town Hall for the purpose of changing voting party affiliation; additions/corrections may be made at that time.**

43 **OPEN FORUM**

44

45 Mike Sherman, Old Bridge Street came forward to speak about the bridge projects. He understood
46 the Department of Transportation was designing a span bridge for Main Street, which wouldn't
47 impair water; they were waiting for the two bridges downstream (Abbott and Willow) to be built first.
48 He said they had heard different scenarios and assured all along that any additional water released
49 from Main Street would be taken care of. Mr. Sherman commented if a culvert was installed the
50 water wouldn't be taken care of. He said the residents of Old Bridge Street wanted to know what
51 would happen to them and if the assurance originally given would remain. They were told they
52 wouldn't flood any worse than they already were. He said if they couldn't release the water as
53 originally anticipated at the Abbott Bridge, something would have to change with the development at
54 the Main Street Bridge.

55

56 Mr. Lynde replied the concerns were understood. Quantum Engineering came up with a proposal;
57 they ideally would like the equivalent of a 100-foot span at Abbott Bridge but because of certain
58 restrictions, it can't meet that number; therefore the span may be approximately 40ft. The base
59 elevation will be slightly above the elevation of the Abbott Bridge and handle flow when it rises to
60 that level.

61

62 Mr. McDevitt stated the Selectmen have not officially received a report. Quantum will be meeting
63 with the Board at a later date. He still needed to hear the proposal. Mr. McCarthy noted Quantum
64 was scheduled to meet with the Board on May 24, 2016 and give a presentation. Mr. Sherman stated
65 the residents were concerned and didn't want the situation to become worse.

66

67 **PUBLIC HEARING**

68

69 **In accordance with RSA 36-A the first of two public hearings regarding a proposal to purchase**
70 **approximately 71 acres, on Main Street defined as Map 23 Lot 8-18, also known as the Pine**
71 **Valley Golf Links property to be acquired for use as open space land.**

72

73 Conservation Commission Chairman Paul Gagnon came forward to speak to the proposal. Using the
74 Town Map, he outlined the area being discussed. They are interested in purchasing 71 acres (zoned
75 Residential) that contains the golf course. There's an additional 2.3 acres (zoned Commercial)
76 containing the club house that will remain with the current owner. Mr. Gagnon explained there were
77 two parts for paying for the proposal: 1) \$750,000 to be spent from the Conservation Bond Fund to
78 purchase the land (appraised at \$760,000); 2) Improvements to the property (golf course amenities)
79 were appraised at approximately \$350,000 – the Town will discount the taxes by \$25,000 per year for
80 ten years. The owner of the golf course will lease the course back from the Town. Mr. Gagnon
81 discussed the benefit to the Town with acquiring the property which had a mix of open space, wooded
82 areas and a vernal pool. Acquiring the property would limit development in the area.

83

84 Mr. Gagnon told the Selectmen that both the Conservation Commission and Planning Board voted
85 unanimously in favor of acquiring the land. The public hearing process was the last 'hurdle'. The
86 Conservation Commission hoped to close on the property in June.

87

88 Ms. Spencer confirmed that the previously approved 40-unit development would not occur if the sale
89 went through. Mr. Gagnon stated that was correct.

90

91 **PUBLIC INPUT**

92

93 Mr. Bill Scanzani, Victoria Circle felt Mr. Gagnon covered many of the points in his presentation. He
94 spoke of the planning that had been done over the years to protect land and trails. He said with all the
95 abutting parcels in the center of Town they had the potential of being the largest tract of open space
96 and protected land in Town. Mr. Scanzani commented that the golf course was also a large wildlife
97 corridor.

98
99 The Selectmen will conduct a second public hearing May 24, 2016.

100

101 **APPOINTMENTS**

102

103 **Volunteer Interviews**

104

105 **Zoning Board of Adjustment – 1 Alternate position for 3 year terms; 1 Alternate position for 2-**
106 **year term.**

107

108 Darlene Culbert – Ms. Culbert came forward seeking reappointment as an Alternate to the Zoning
109 Board with a 3 year term.

110

111 Mr. Lynde questioned if she had run across any case decisions that bothered her afterwards. Ms.
112 Culbert replied there had been a few she was unsure of until she heard the case. She explained when
113 reviewing her packet there were questions; however, the information became clear when hearing the
114 case during the meeting. Mr. Lynde asked if she found the requirements/RSA helpful when
115 reviewing cases. Ms. Culbert said she found them extremely helpful.

116

MOTION: (Lynde/Spencer) To appoint Darlene Culbert to an Alternate position on the
Zoning Board with a three-year term.

VOTE: (5-0-0) The motion carried.

117 -----

118

119 **Forestry Committee – 1 Full Time position for 3 year term – 1 Alternate position for 1 year**
120 **term.**

121

122 Paul Gagnon – Mr. Gagnon came forward seeking reappointment as a full-time member to the
123 Forestry Committee. He found the position rewarding and enjoyable and would like to continue.

124

125 The Selectmen appreciated his service on various boards.

126

MOTION: (McDevitt/Spencer) To appoint Paul Gagnon to a full-time position on the Forestry
Committee with a three-year term.

VOTE: (5-0-0) The motion carried.

127

128 **Elderly Exemption Review Committee – 7 Members – 1 Assessing Official, 1 member Council**
129 **on Aging, 5 Citizen members.**

130

131 Harriet St. Onge – Ms. St. Onge came forward and read a prepared statement outlining her reasons for
132 wanting to be involved with the committee.

133

MOTION: (Lynde/McDevitt) To appoint Harriet St. Onge as a member of the Elderly
Exemption Review Committee.

VOTE: (5-0-0) The motion carried.

134
135
136
137
138
139

Charlene Takesian - Ms. Takesian came forward and told the Board she was interested in joining the committee as she was familiar with the current elderly exemptions and believed she could bring assistance.

MOTION: (Spencer/McDevitt) To appoint Charlene Takesian as a member of the Elderly Exemption Review Committee.

VOTE: (5-0-0) The motion carried.

140
141
142
143

Donna Dube – Ms. Dube wasn’t present for the meeting. Mr. McCarthy will follow up with contact.

Highway Safety Committee Recommendations

144
145
146
147
148

- 22 Greely Road – Blind Driveway Sign
- Nashua Regional Planning Commission (NRPC) Hazardous Waste Collection Day

149
150
151
152
153

Mr. Viger read aloud correspondence from the Highway Safety Committee, which indicated they reached unanimous consensus to support the request for a Blind Driveway sign in the area of 22 Greely Road; the Road Agent will determine the best location. The Selectmen had no objection and directed Highway Agent Frank Ferreira, who was seated in the public, to install the sign.

154
155
156
157
158

Mr. Viger understood the Highway Safety Committee was looking for direction to allow for a Hazardous Waste Collection Day in the Fall. The Selectmen had no objection. Mr. McDevitt thanked Transfer Station Director Stan Walczak for bringing the opportunity forward. The specific date and location to be finalized.

159
160
161
162

Highway Agent Frank Ferreira – RFP Recommendations for Highway Department Six Wheel 36,000 GVW Cab & Chassis and Heavy Duty S/S Combination Dump Body/Spreader and Plow Equipment for 6-wheel cab & chassis.

163
164
165

Mr. Ferreira discussed the RFP and told the Board that Liberty International Trucks came out with the low bid when the extended warrantees were added in for a cost of \$85,150 (for cab & chassis).

MOTION: (McDevitt/Spencer) To support Highway Agent Ferreira’s recommendation to replace the six-wheel cab & chassis based on the low bidder Liberty International Trucks (\$85,150).

VOTE: (5-0-0) The motion carried.

166
167
168
169

Mr. Ferreira discussed his recommendation to award the Dump Body and Plow Equipment bid to Tenco Industries, Inc in the amount of \$72,969. It’s an all-season stainless steel dump body/spreader.

MOTION: (Lynde/Spencer) To award the bid of \$72,969 to Tenco Industries, Inc. for the dump body and plow equipment bids, as recommended by Highway Agent Ferreira.

VOTE: (5-0-0) The motion carried.

170
171
172
173
174
175
176
177
178
179
180
181
182
183
184

Mr. McCarthy told the Board he had received a lot of emails and had conversation with residents that have spoken highly of Mr. Ferreira. He wanted him to have public recognition.

Town Administrator Brian McCarthy

- RFP for Senior Center patio.
- Parks & Recreation Vehicle

Mr. McCarthy told the Board that an RFP had been developed and put out to bid through usual posting platforms for the Senior Center patio project. Two bids were received back. He described the project, which would include an ADA compliant ramp. He recommended the bid be awarded to Brussard General Contractors, Inc as they were in his opinion the lowest qualified bidder with \$17,225

MOTION: (McDevitt/Spencer) To award the work as specified on the Senior Center patio to Brussard General Contractors, Inc. for \$17,225.

VOTE: (5-0-0) The motion carried.

185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201

Mr. McCarthy discussed the Parks & Recreation pickup truck that was recently involved in an accident to the point it has been totaled. Property Liability Trust ('PLT') has valued the truck at approximately \$5,600. Parks & Recreation Director Brian Johnson researched replacement vehicles and found that PLT (who is going out of business) was auctioning off a 2004 Ford King Cab pickup truck (2WD) with a bid price of \$7,900. Kelley Blue Book value is approximately \$7,800. Mr. McCarthy noted with PLT giving the Town approximately \$5,600 toward the totaled truck, the balance of approximately \$2,300 could be taken from the Park & Recreation Rockingham Park Fund. He put a hypothetical bid in for \$7,900, which will allow PLT to sell the vehicle to the Town. He asked the Board for the authority to enter into an agreement with PLT to purchase the 2004 Ford pickup contingent upon inspection of the truck.

Mr. McDevitt questioned if a 2WD truck would be acceptable to the Park & Recreation Department. Mr. McCarthy replied Mr. Johnson believed he would be fine with a 2WD truck. Mr. Viger recalled the existing truck was originally a dual purpose use vehicle between Park & Recreation and the Highway Department.

MOTION: (Lynde/Spencer) To authorize Mr. McCarthy to enter into a purchase agreement, contingent upon inspection of the vehicle, in the amount of \$7,900 (\$5,600 coming from insurance recall for totaled vehicle and \$2,300 coming out of Park & Recreation Rockingham Park Fund) for the purchase of a 2004 Ford King Cab pickup.

VOTE: (5-0-0) The motion carried.

202
203
204
205

OTHER BUSINESS

Selectmen – As Agents to Expend

- Approve the Expenditure of \$2,760 to be paid from the PVMP Trust Fund to replace the Lifeguard Shack roof damaged by rot.

206
207
208

- 209 • Approve the Expenditure of \$875 to be paid from the Raymond Park Trust Fund for the
- 210 Termite Treatment at Raymond Park Lodge.

211
 212 Mr. McCarthy explained that the work had already been done; however it had incorrectly been paid
 213 through the Town Buildings budget. The auditors recommend the expenditures be taken from the
 214 Trust Funds and put back into the General Fund.

215
MOTION: (Leonard/McDevitt) To approve the expenditure of \$2,760 to be paid from the
 PVMP Trust Fund to replace the Lifeguard Shack roof damaged by rot.

VOTE: (5-0-0) The motion carried.

216 -----

217
MOTION: (Lynde/Spencer) To approve the expenditure of \$875 to be paid from the Raymond
 Park Trust Fund for Termite Treatment at Raymond Park Lodge.

VOTE: (5-0-0) The motion carried.

218
 219

220 **Review – Parking Permit for Gumpas Pond Conservation Area and Possible Vote**

221
 222 Mr. Viger stated the Board had previously discussed creating a parking permit program for the
 223 Gumpas Pond Conservation Area. Mr. McCarthy worked with Park & Recreation Director Brian
 224 Johnson to create the proposed program.

225
 226 Mr. McDevitt understood an abutter placed a chain across the easement and wanted to know if the
 227 Town had any assurance it would be removed if they implemented the parking program. Mr.
 228 McCarthy replied once the program was approved by the Board, he and Town Counsel would work
 229 on correspondence to send to the abutter’s counsel (Attorney DeCarolis) to direct their client to
 230 remove items blocking the easement.

231
 232 Ms. Spencer questioned the procedure for obtaining a permit. Mr. McCarthy replied the sign would
 233 be updated to direct people to obtain a daily parking permit from Park & Recreation. Mr. Lynde
 234 asked where a resident could obtain a permit over the weekend. Mr. McCarthy replied they weren’t
 235 set up to do so at this time. He was still vetting out the arrangements. Mr. Viger noted that the permit
 236 accessed the two parking spots; there were no restrictions about parking on the street. Mr. McCarthy
 237 stated the permit was solely for parking. There was no restriction for use of the easement; the
 238 easement is open for Town residents.

239
MOTION: (Viger/McDevitt) To accept the Gumpas Pond Parking Program as listed (and
 changed at a later time)

VOTE: (5-0-0) The motion carried.

240
 241

242 **Update – Meeting with Library Trustees regarding the Library Building**

243 Mr. Viger commented he and Mr. McCarthy met with the Library Trustees to make them aware and
 244 discuss them taking over the Library, per RSA. The Town would own the building, but the Library
 245 would be responsible for it, including maintenance. After that meeting, several questions were raised
 246 by the Library Trustees. He suggested setting a public meeting to discuss the situation. There was a

247 brief discussions regarding some of the options for the Library. Mr. McCarthy will schedule the
248 Library Trustees to meet with the Board in June.

249

250 **Review – Cell Tower Proposal from Airosmith Development**

251

252 Mr. McCarthy told the Board that Airosmith Development, a company out of New York was seeking
253 a location to install a cell tower. They were reviewing an area near Newcomb Field they felt would
254 be ideal for a cell tower. He scheduled them for the meeting May 24th to provide additional
255 information. Mr. Viger asked if the Town could negotiate the type of tower. Mr. McCarthy believed
256 they would. He noted the Town would have the ability to locate its own repeater.

257

258 Mr. Leonard believed it would be worth exploring the Doppler tower in that area. Mr. McCarthy
259 believed the request for the Doppler tower was in the Jeremy Hill Road area. Mr. Leonard said if
260 trees were going to be cleared for the proposed cell tower it may be worth revisiting the Doppler
261 tower to possibly couple with it.

262

263 Ms. Spencer wanted to know if the proposed cell tower would improve reception in certain areas in
264 Town. Mr. McCarthy believed it would. Ms. Spencer questioned what providers would be located
265 on the tower. Mr. McCarthy said any provider could, they couldn't restrict the users. The
266 presentation would include information regarding the areas that would have improved coverage.

267

268 Mr. Lynde noted taxes would be paid on the tower. He questioned if the tower would be dismantled
269 and removed once the lease was over. Mr. McCarthy had not yet reviewed the lease. He wanted to
270 first get the Board's opinion. Mr. McDevitt commented that towers were not always well received by
271 neighbors. He was concerned with their being one on Town land. He pointed out the Town has a
272 Telecommunication Ordinance that should be discussed with the company. Mr. McCarthy replied he
273 had Planning Director Jeff Gowan discuss the ordinance with the company so they would be aware of
274 requirements.

275

276 There was no objection to Mr. McCarthy setting up a meeting with Airosmith Development to learn
277 more about their proposal.

278

279 **Update – Willow Street and Abbott Bridges**

280

281 Mr. Lynde told the Board that there was a meeting to discuss the bridge status and have a span bridge
282 so when water increased, the bypass would accept the additional flow area. From the VHB study
283 came the flow recommendations for the down-stream bridges. He said it would be key to get the
284 State to match the flow of the downstream bridge, which would accomplish compatible flow rates
285 downstream. Mr. Lynde believed the designs were nearing completion to be ready for submission to
286 the State. He felt Quantum would elaborate on their plan.

287

288 Mr. McCarthy noted Quantum was scheduled for a presentation during the May 24th meeting.

289

290 **TOWN ADMINISTRATOR / SELECTMEN REPORTS**

291

292 Mr. McDevitt informed the New Greeley Singers would give a presentation on Sunday at the
293 Congregational Church. He reminded the Board they should have a comprehensive discussion
294 regarding Sherburne Road water. He suggested possibly having a joint meeting with the Planning
295 Board, which would include a charge, but felt it would be worth doing so. He asked that the Board
296 discuss doing so at an upcoming meeting.

297

298 As a guest, Mr. Lynde recently attended a Drug Court Graduation in Nashua. He discussed the
299 proceedings and notable people that were in attendance who assisted those in need.

300

301 Mr. Leonard noted the next Pelham Community Coalition meeting would be held May 19th in the
302 Police Community Room.

303

304 Mr. McCarthy updated the Board regarding the Library project.

305

306 Mr. McDevitt acknowledged the passing of Harriet Mansfield and her service to the community.

307

308 **ADJOURNMENT**

309

MOTION: (Lynde/McDevitt) To adjourn the meeting.

VOTE: (5-0-0) The motion carried.

310

311 The meeting was adjourned at approximately 8:22pm.

312

313

Respectfully submitted,

314

Charity A. Landry

315

Recording Secretary