

**MINUTES OF THE AUGUST 3, 2023**

**PEMBROKE CAPITAL IMPROVEMENT (CIP) COMMITTEE MEETING**

**SEWER COMMISSION AND RECREATION COMMISSION REQUESTS**

The CIP Committee held a meeting on August 3, 2023, at 6:00 p.m., at Pembroke Town Hall, Pembroke New Hampshire

The meeting was called to order by Gerry Fleury at 6:06 p.m. Those present and absent were as follows:

PRESENT:

|                                       |                                    |
|---------------------------------------|------------------------------------|
| Gerry Fleury<br>CIP, Budget Committee | David Jodoin<br>Town Administrator |
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|                                  |                                    |
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| Peter Gagy<br>CIP, Selectman Rep | Rosemarie Michaud<br>CIP, Resident |
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|                                   |   |
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| Kevin Foss<br>CIP, Planning Board | Bethany Chase-Reynolds<br>CIP, Resident |
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Gene Gauss  
CIP, School Board

ALSO PRESENT:

Paulette Malo  
Pembroke Sewer Commission

Rose Galligan  
Pembroke Recreation Commission

EXCUSED:

Andrew Yonchak  
CIP, Resident

Gene Gauss made a motion to accept the minutes of July 20, 2023 as amended. Rosemarie Michaud seconded the motion. Motion passed 5-0. Peter Gagyí abstained.

Rosemarie Michaud made a motion to accept the minutes of July 27, 2023 as amended. Gene Gauss seconded the motion. Motion passed 6-0.

### **Sewer Commission – 2024 CIP Requests**

Paulette Malo, Operations Director for Pembroke Sewer Commission. They will no longer be requesting a \$15,000,000 bond because the negotiations with the City of Concord have not progressed. Additionally, the application for grant money was not approved by the State of New Hampshire Revolving Loan Fund.

Gerry Fleury asked if there have been any changes to the limited capacity due to the revised Inter Municipal Agreement, (IMA) with the Town of Allenstown. Paulette stated they have not received the revised IMA yet. Right now, there is zero capacity available. Gerry asked what they are telling people that want to change the purpose of a building or property. Paulette answered they are saying people cannot unless they stay within the confines of the building's current allocations. Gerry asked if they are saying no to potential developments. Paulette answered that's correct to a certain degree. Businesses downtown and homeowners have been changing uses and adding ADUs without notifying the Sewer Commission. Those expansion use up allocation that they then have to track down and quantify. David Jodoin explained they tend to catch unpermitted apartments, added bathrooms, renovated basements etc, during the sale process.

Paulette Malo explained the IMA is being revised to include comments they have submitted over the last several years. They are currently on version 11. It will have to go to the Attorney General for approval and then they need to hold two public hearings in order to adopt it. Gerry Fleury expressed concerns saying no to growth in Pembroke while Allenstown has no problems adding development. David asked if there will be a capacity issue with the eventual school renovation. Paulette stated there will not be because they recently eliminated one school and the school's usage is calculated differently.

### **Recreation Commission – 2024 CIP Requests**

#### **Requests:**

|                               |                |
|-------------------------------|----------------|
| Stage Roof Project            | \$10,000       |
| Security Cameras and Upgrades | <u>\$5,000</u> |
|                               | \$15,000       |

David Jodoin explained the Commission will be using a good portion of the capital reserve funds to hopefully finish the stage roof. There was a \$20,000 donation from Brady Sullivan that will be applied to the final costs. The estimate was for \$42,000 and that was from 3 years ago so David has asked for a new calculation. Recreation would like to purchase cameras to add for security reasons where the vandalism is currently taking place.

Rosemarie Michaud asked how old the pavilion roof is. Kevin Foss stated there are architectural shingles so it could not have been too long ago. Possibly within the last 15 years. They will need to go back and research when

it was last done. Gerry Fleury explained if there is only one layer of shingles, they can lay new ones on top. Which is cheaper to do than stripping it all off.

Steve Fowler, member Old Home Day Committee, shared the stage is becoming a focal point of the park. It would be nice to prioritize the project for the community.

Gerry Fleury expressed disappointment in the quality of the construction of the dugouts. The second dugout is underway and it has some of the same issues as the first one. The stage needs to have better construction standards. Steve explained they have stamped engineered plans for the stage roof and he too agreed that the dugouts were not the best workmanship.

Gene Gauss asked if there are problems at the gazebo with vandalism. Rose Galligan, Recreation Commission, shared she met with Police Chief Gaskell and asked him to send a list of calls to the park and they discussed the best placement for the cameras. The Commission voted to put a camera at the stage, behind the stage, gazebo, basketball court, pavilion, and the main common area. They are installing a wireless communication device that will feed to the rec building that will support 6 more cameras. Rick Frederickson is looking into Comcast capabilities for internet at the park so they can possibly have a live feed.

Gerry Fleury asked if the Town received the grant for the survey of the erosion due to the Merrimack River. David stated not yet but DES looked at erosion and they commented rivers are meant to move and change course. VJ met with the State and they said it is not on their priority list.

Gerry Fleury asked how the mowers are doing. Rose answered they are looking at purchasing a used deck from Mowers and Blowers but other than they, their equipment is in good shape.

The next meeting will take place at Pembroke Academy to discuss the School District CIP Requests.

There being no further business to come before the Committee, Kevin Foss made a motion to adjourn, the motion was seconded by Gene Gauss, and the meeting was adjourned at 7:20 p.m.