



**Frenchville Board of Selectman &  
Budget Committee Special Meeting Minutes  
Frenchville Town Office Conference Room  
Thursday, May 12, 2016 6:30 P.M.**

**Present:** John Ezzy, Jamie Voisine, Craig Lawrence, Yvon Dube, Ryan Pelletier  
**Others:** Daniel Pelletier, Gary Paradis, Aurel Lavoie, Vernon Labbe, Jeremy Pelletier, Anne Ezzy, Rachel Raymond, Percy Thibeault, Clarence Roy, Gary Thibeault, Kevin Lavoie, Eric Blanchette, Danna Ayotte.

1. **Call meeting to order:** The meeting was called to order by Chairperson, John Ezzy at 6:30PM.
2. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
3. **Public Comment Period:**

Time Opened 6:30pm Time Closed 6:31pm

- Selectman, Jamie Voisine requested that the information for this meeting be kept to new information and we try to not repeat the same information so we can have a productive meeting.
4. **New Business:**
    - A. **Existing Road Deeds/Right away issue:**
      - Town Manager, Public Works Director and four Board members met with attorney, Rick Currier today regarding road deeds. Mr. Currier informed them that not all roads are properly deeded. Common practice is for towns to normally have Easements or Rights of Way.
      - A motion was made by Jamie Voisine to continue the road project as proposed at the Town meeting until the Pelletier Road easements are done. Motion was later rescinded.
      - Craig Lawrence seconded the motion for discussion. Concerned that we are receiving conflicting information from Mr. Currier and MMA. Mr.

Currier stated we could move forward with project with the hope that no one stops us. MMA recommended that the project should not be continued because there would be a liability issue if town maintains non-owned roads. Town's insurance could also not provide coverage. Motion was later rescinded.

- John Ezzy reminded the BOS that MMA recommended that the BOS get "local legal counsel" before continuing the project which is what they did by meeting with Mr. Currier. Rick stated during the meeting "I am here as a sounding board".
- Jamie Voisine feels that no one will stop us with Church Road or the other roads because it will benefit them. There is a handful of people against the Pelletier gravel road which could stop all the roads from being done.
- Public Works Director, Eric Blanchette, reminded the BOS that they should not be able to instruct Public Works to patch the road because of the same principal. There will be no work for Public Works if we are told to not maintain roads which are not properly deeded to the town.
- Jeremy Pelletier questioned when Church Road was transferred over to the town which was in 1982.
- Daniel Pelletier stated that some landowner's deeds are to the middle of the road. And, why should some roads be clarified for ownership but others not?
- Frenchville has maintained Pelletier gravel Road for years. All roads originally came from farmers then the town took over maintaining the road.
- John Ezzy indicated that the road project is a good project and he doesn't think we should stop the project. The issue at hand is 1/3 of the project money. All roads at some point of time get that same work done. There is an estimated 1000 cars per week passing through the Pelletier gravel road. John is willing to give 4 acres of "free" land to anyone who wants to build a dwelling on that road.
- Percy Thibeault feels that there is a conflict of interest issue with the road project and members of the Board of Select People.
- Jeremy Pelletier stated that proper procedures need to be done. If our town doesn't accept Pelletier Road and we do the work without proper deeds we are at risk to get sued.
- Ryan Pelletier stated that BOS were told by Mr. Currier at this morning's meeting to continue with other roads until Pelletier Road paperwork is properly deeded. Craig Lawrence agreed that is what he understood at the meeting too.
- Jamie Voisine is concerned that getting property owners and mortgage holders to all agree and sign on easements could be very timely.
- John Ezzy pointed out that if we should not be maintaining roads which are not deeded to the town then we should not even plow those roads which will mean all arteries will no longer be maintained because all

roads have portions which are not needed to the town. And, in all practical practices, all other towns have same situation.

- Craig Lawrence feels that the town meeting misinformed the town people. There was a lack of information provided.
- Earlier motion was rescinded. A revised motion was made by Jamie Voisine to continue with Article 25 as people voted for at the town meeting within the town limits. Danny Pelletier seconded the motion. 6 in favor, 2 opposed and 1 abstained. Motion carries.
- John Ezzy added that he will be getting the easements for Pelletier gravel road anyways since the legal work is already in process.
- Clarence Roy stated that usually a road should be in good condition before handing it over to the town. Frenchville has a no zoning code. Since the town is plowing other roads does that mean that easements don't count? Craig Lawrence replied that Clarence could tell the town to plow his road.
- Craig Lawrence wants a statement made clear in the minutes that "The town has decided to go against both the town lawyer and MMA".
- Vernon Labbe said that town people are counting on BOS and Budget Committee to determine what will be fixed. If the town chooses to continue with what been past practice in past 30 years the roads will be so dangerous and it will only be a matter of time before someone gets hurt and the town will be liable.

#### **B. Financing for 2016 Road Project:**

- Town Manager, Ryan Pelletier requested direction for obtaining financing for the road project with the following questions:
  1. Equity or Escrow?
  2. Term- 15 or 18 years?
  3. Keep payments at \$100,000? If we borrow \$1.5 million the payments will be \$30,000 more per year. Where will these funds come from if we told the town people that their taxes will not go up.
- John Ezzy stated that the \$30,000 won't be needed.
- Discussion regarding what was discussed at the Town meeting and what the town people wanted for a term. Some mentioned that they didn't want the term to be over 15 years because of concerns of what condition the roads will be in by that time.
- Ryan concerned about the extra interest cost for extra length in term from 15 to 18 years which would be \$104,049.52.
- Discussion regarding project cost and what work should be done. Some mention of spending no more than \$1.1 or \$1.2 million.
- Public Works Director, Eric Blanchette mentioned that if we invest in a 15 to 18 year loan then we shouldn't skim on project. It should be done right so we are sure the roads last the term of the loan. Also keep in mind that cost per tonnage will go up if we start cutting on quantity we use. Bids were for 1 inch shim and 1 inch overlay so it was already skimmed down since we weren't putting 2 inches.

- Paving Pelletier gravel road will bring project cost to at least \$1.4 million.
- Applying chip seal on Pelletier gravel road could last 7 to 12 years depending on traffic.
- Question on the floor if the town has the right to post roads. Ryan indicated that the town does have the right to post the roads and have a required weight limit and could protect the road and help make the road work to be done last longer.
- Jamie Voisine made a motion that the town should move forward with the project with a maximum amount of \$1.35 million with chip seal on Pelletier gravel road within the Frenchville Town Lines; seconded by Aurel Lavoie. 5 in favor. 2 opposed. Motion carries.
- More discussion regarding term. Directions to town manager that he should try to keep the term as close to 15 years as possible while trying to keep the \$100,000 per year payment and keeping the debt service as is.
- Vernon Labbe mentioned that there are portions of Church Road that may not need 2 inches and the same could happen on the other roads being worked on. Where ever we can put less and save on could provide a cushion for other areas.
- It was clarified that the \$1,350 million will include all cross culverts, damaged culverts and ditching.

**5. Future Meeting Dates:**

- **Tuesday, May 17, 2016 at 6:30 pm at the Frenchville Town Office**

**6. Adjourn:** A motion was made by Jamie Voisine, seconded by Kevin Lavoie to adjourn at 7:48 pm. All in favor. Motion Carried.