

**Town of Chester
Board of Selectmen Meeting
Thursday, August 11th, 2016
Municipal Complex
Approved Minutes**

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I Preliminaries

- Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment
- Approval of Minutes
- Spring Hill Farmhouse New Siding, Etc. Bid Opening
- Wason Pond Security – Wason Pond Commission
- Hart Roberts Road – Elizabeth Buchanan
- Recreation Coordinator Position – Recreation Commission
- Roundtable
- Non-Public Session
- Adjournment

1.1 Call to Order

Chairman Landau called this meeting of the Town of Chester Board of Selectmen to order at 7:00pm.

1.2 Roll Call

- Selectmen present:
 - Cass Buckley (arrived 7:04pm)
 - Jack Cannon
 - Joseph Hagan
 - Stephen Landau
 - Dick Trask
- Members of the Public present, at various times:
 - Gene Blanchard
 - Elizabeth Buchanan
 - Chris Hadik, Wason Pond Commission
 - Leslie Hammond, Recreation Commission
 - Brenda Galotti Holland
 - Caitlyn Holland
 - Kevin Kistler, Wason Pond & Recreation Commissions
 - Rhonda Lamphere
 - Chuck Myette, Wason Pond Commission
 - Michael Oleson, Road Agent
 - Becky Owens, Recreation Commission
 - Darrell Quinn, Wason Pond Commission
 - Corinna Reishus, Wason Pond & Recreation Commissions
 - Matt Rittenhouse, Tri-Town Times
 - Will Sable, Police Sergeant
 - Michelle Trask, Recreation Commission
 - And others unknown to the Recording Secretary

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1.3 Pledge of Allegiance

Chairman Landau led the attendees in the Pledge of Allegiance.

1.4 Additions and Deletions

A meeting with the Recreation Commission was added, as well as one non-public session under Reputation.

1.5 Public Comment

As no Members of the Public wished to be heard, Public Comment was closed at 7:01pm.

II. Old Business

2.1 Approval of Minutes

This subject was not addressed tonight. There is a sheet in the Selectmen’s Office on which Selectmen can note their approval of past minutes.

III. New Business

3.1 Spring Hill Farmhouse New Siding, Etc. Bid Opening

Three bids were received by 3:00pm today (August 11th, 2016) for the Spring Hill Farmhouse paint and siding project, as follows:

	1.1 - Siding: Materials, Labor	2.1 - Trim, Fascia Board, and Soffit Work: Materials, Labor	3.1 - Painting: Materials, Labor	Total	Comments
Bidder #1	\$16,000	\$4,000	\$9,000	\$29,000	
Bidder #2	\$18,000	\$4,350	\$7,250	\$29,600	
Bidder #3	\$24,920	\$10,250	\$6,680	\$41,850	Includes \$8,300 for trim abatement

The bids will be reviewed for completeness and a decision will be announced at next week’s Board of Selectmen’s meeting.

3.2 Wason Pond Security – Wason Pond Commission

Members of the Wason Pond Commission – Mr. Hadik, Mr. Kistler, Mr. Myette, Mr. Quinn, and Ms. Reishus – and Police Sergeant Sable appeared before the Board to discuss security at Wason Pond.

90 At the last Wason Pond Commission meeting, at which not only the Commission but also Police Chief
92 Berube and Town Counsel Gorrow were present, a decision was made to purchase gates to close off the
94 entrances to the Wason Pond property between dusk and dawn, and a request made to have the
Maintenance Department assist with the installation. When the decision and request were relayed to the
Board of Selectmen, they were not in favor, and asked to meet with the Commission.

96 The issues at the property include alcohol and drug use, litter, and prohibited activities such as swimming
98 by the dam, using the rope swing, allowing dogs to foul the playing fields, etc. The Board has hired a
security firm, Securitas, to be visible during times of high usage. The Commission hopes that installing
100 gates will cut down on after-hours usage as well. They suggested that perhaps ‘farm gates’ could be
used, and estimated a cost of less than \$1k.

102 Selectman Buckley is of the opinion that most of the problems are occurring during the daytime, and as
such a set of gates will not help. He would like to see data showing usage and what sorts of problems
104 are occurring, and when; Securitas was asked to provide this information, but none has been received as
of yet. He would also like the Police Department to provide actual arrest statistics. As the summer is
106 winding down, the Commission has the entire winter to come up with a permanent solution and how to
fund it.

108 One of the Board’s concerns was that there was no plan to handle the opening and closing of the gates.
110 The Commission is of the opinion that the Board of Selectmen should manage this, and various suggestions
were made such as the Cottage resident, the Police Department, the Maintenance Department, etc.
112 Chairman Landau stated that the Wason Pond Commission was created at Town Meeting in order to
manage the property; they should take over the operations and the long term planning. The Commission
114 pointed out that they had requested a part-time monitor for the Property a few years ago, but that the
request had been deleted from their budget.

116 Road Agent Oleson stood and was recognized. He suggested that farm gates would not be appropriate,
118 as snowplowing would destroy them; he suggested that heavy duty gates would be a better choice, at a
cost of ~\$3-\$4k.

120 Mrs. Holland and her daughter Caitlyn stood and were recognized. Mrs. Holland saw the article in the Tri-
122 Town Times suggesting that the Board would like to sell the Wason Pond property, and she and Caitlyn
attended tonight’s meeting to request that this not happen. The Board assured them that no motion had
124 been made to sell the property, and that furthermore the Board had limited authority to do such a thing.

126 It was noted that the Recreation Department’s summer program was made more viable by the purchase
of Wason Pond property; this year alone it had employed 26 counselors, 11 CITs, and served 85-100
128 children.

130 **Selectman Cannon moved to table the purchase of gates for Wason Pond with a commitment**
to develop a long term plan; Selectman Buckley seconded the motion. The vote was four in
132 **favor with Chairman Landau opposed; so moved.**

134 The members of the Wason Pond Commission departed the meeting table at 8:11pm; some departed the
meeting entirely and some remained for the appointment with the Recreation Commission.

136 *3.3 Hart Roberts Road – Elizabeth Buchanan*

138 Ms. Buchanan and her partner Mr. Blanchard appeared before the Board to request an easement to run
140 power under Hart Roberts Road. Road Agent Oleson, who suggested this appointment, also joined the
discussion at the Table.

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144 Ms. Buchanan and Mr. Blanchard have purchased property on Hart Roberts Road and are planning to build
146 a house. They have requested approval from their neighbor to cross his property to run power lines
underground; he has given this approval. Running power underground is more financially feasible than
putting up poles.

148 Road Agent Oleson stated that any power lines that go under the road need to be placed at least 4’ deep
150 in order that any future roadwork will not compromise them. The Town would need a plan showing where
the power would be run, and where the pullbox would be located – this could be drawn up by the engineer
152 that drew their original survey - and the pullbox would need to be on Ms. Buchanan’s land. The New
Hampshire Electric Co-op should be consulted about the location of the pullbox.

154 Road Agent Oleson stressed that his problems with Hart Roberts Road are in no way the fault of Ms.
156 Buchanan and Mr. Blanchard. He had spoken to the former Building Inspector, Thom Roy, about it when
Ms. Buchanan was first issued the building permit, but as Hart Roberts Road is an accepted Town Road,
158 the Building Inspector was obliged to issue said permit. Road Agent Oleson believes that the road is
dangerous and now that there will be two homes on it, it really needs to be upgraded. Its 12’ culvert
160 should be lengthened. It has a 14% grade, and Highway Department vehicles have tipped over on it. He
and the former Fire Chief Richard Antoine had discussed plans for this road before Mr. Antoine resigned.

162 **Chairman Landau moved to allow Ms. Buchanan to continue the Easement request process**
164 **for Hart Roberts Road, based on this discussion with Road Agent Oleson; Selectman Buckley**
seconded the motion. The vote was unanimous in the affirmative; so moved.

166 Road Agent Oleson, Jeff Adler of Dubois & King, and Building Inspector Bunker should all be involved with
this process.

168 Ms. Buchanan, Mr. Blanchard, and Road Agent Oleson departed the meeting at 8:33pm.

170 *3.4 Recreation Coordinator Position – Recreation Commission*

172 Members of the Recreation Commission – Ms. Hammond, Mr. Kistler, Ms. Owens, Ms. Reishus, and Mrs.
174 Trask –appeared before the Board to discuss the part-time Recreation Coordinator Position.

176 The current Recreation Coordinator, Sharon DeLuca, has given her notice and her last day will be tomorrow
(Friday, August 12th, 2016). The Commission would like the Board to hire current member of the
178 Commission, Corinna Reishus, as her replacement. Ms. Reishus has been on the Recreation Commission
for nine (9) years, and has provided leadership in all of the various facets of Recreation programs.

180 Ms. Reishus spoke briefly about her plans to expand Recreation programming in areas such as health,
182 Seniors, non-sport activities, etc. She has provided her resume and letter of interest, and will resign from
the Recreation Commission should she be hired. Salary will need to be discussed.

184 Both the Commission and the Board expect a very brief learning curve, which is fortuitous as Town Fair
186 and the Soccer program are both right around the corner.

188 As a non-public session is needed, the Recreation Commission remained at the meeting table after the
discussion terminated at 8:47pm.

190 **IV. Selectmen’s Business**

192 *4.1 Roundtable*

194 *Selectman Cannon:*

196 • Nothing to report.

198 *Selectman Buckley:*

• Nothing to report.

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Vice-Chairman Trask:

202 • In the process of seeking a building permit to erect a shed, the American Legion discovered that
204 the Old Highway Shed is on Legion property. In order to address this issue, a site plan review
206 would be needed, which would involve paying for a survey, a title search, attorneys, etc. Chairman
Landau suggested instead renting the Old Highway Shed to the Legion for \$1/year; Selectman
Cannon suggested asking Planning Board to waive the site plan review.

208 *Selectman Hagan:*

• Nothing to report.

210

Chairman Landau:

212 • Nothing to report.

214 4.2 *Public Comment*

216 As no members of the Public wished to be heard, Public Comment was closed at 8:55pm.

218 4.3 *Non-Public Session*

220 **Chairman Landau moved that the Board go into non-public session under RSA 91-A:3 II (b)**
222 **Employment for two items, and (c) Reputation for one item; Selectman Hagan seconded the**
motion. The vote was unanimous in the affirmative; so moved.

224 The meeting room was closed at 8:56pm. The Recreation Commission, other than Ms. Reishus, remained
226 in the meeting room.

228 The Recreation Commission departed the meeting room at 9:07pm.

230 The meeting room was re-opened at 9:30pm.

232 **Chairman Landau moved that the Board come out of non-public session; Vice-Chairman Trask**
seconded the motion. The vote was unanimous in the affirmative; so moved.

234 **Chairman Landau moved that the minutes to the first non-public session, on Employment, be**
236 **sealed for a period of one (1) year; Selectman Cannon seconded the motion. The vote was**
unanimous in the affirmative; so moved.

238 **Chairman Landau moved that the minutes to the second non-public session, on Reputation,**
240 **be sealed for an indefinite period Selectman Cannon seconded the motion. The vote was**
unanimous in the affirmative; so moved.

242 **Chairman Landau moved that the minutes to the third non-public session, on Employment,**
244 **be sealed for a period of one (1) year; Selectman Cannon seconded the motion. The vote was**
unanimous in the affirmative; so moved.

246 **Selectman Cannon moved that the Town hire Corinna Reishus as part-time Recreation**
248 **Coordinator pending receipt of all required employment documentation; Selectman Hagan**
seconded the motion. The vote was unanimous in the affirmative; so moved.

250 **V. Adjournment**

252 **Chairman Landau moved to adjourn the meeting; Selectman Buckley seconded the motion.**
254 **The vote was unanimous in the affirmative; so moved.**

256 The meeting was adjourned at 9:32pm.

258 Respectfully Submitted,

260 Debra H. Doda
Recording Secretary