

**Town of Chester  
Board of Selectmen Meeting  
Thursday, December 10<sup>th</sup>, 2015  
Municipal Complex  
Approved Minutes**

2  
4  
6  
8  
10  
12  
14  
16  
18  
20  
22  
24  
26  
28  
30  
32  
34  
36  
38  
40  
42  
44  
46  
48  
50  
52

**I Preliminaries**

- Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment (10 minutes)
- Approval of Minutes
- Public Hearing – Lincoln Lane Road Acceptance
- Jack Munn, Southern NH Planning Commission and Deb Munson – Solar Up Program
- John Sullivan, Melanson Heath
- Roundtable
- Public Comment
- Non-Public Sessions
- Adjournment

*1.1 Call to Order*

Chairman Landau called this meeting of the Town of Chester Board of Selectmen to order at 7:04pm.

*1.2 Roll Call*

- Selectmen present:
- Joe Castricone
- Joseph Hagan
- Stephen Landau
- Dick Trask (arrived at 8:26pm)

- Selectmen absent:
- Jack Cannon

- Members of the Public present, at various times:
- Candis & James Calderone
- Deborah & William Hesketh
- Jack Munn, SNHPC
- Jeff Moulton
- Deborah Munson
- Matt Rittenhouse, Tri-Town Times
- Leroy Scott
- John Sullivan, Melanson Heath
- Caroline Wilson
- And other persons unknown to the Recording Secretary

*1.3 Pledge of Allegiance*

Chairman Landau led the attendees in the Pledge of Allegiance.

54 1.4 Additions and Deletions

56 The appointment with John Sullivan of Melanson Heath will be held in non-public session.

58 1.5 Public Comment

60 Leroy Scott stood and was recognized. He noted that the washout at the Wason Pond Bridge had been repaired, and was looking good. He wished to express his thanks to ‘whoever finally got it fixed’.

62 As no other Members of the Public wished to be heard, Public Comment was closed at 7:07pm.

64

**II. Old Business**

66

2.1 Approval of Minutes

68

This subject was not addressed tonight.

70

**III. New Business**

72

3.1 Public Hearing - Lincoln Lane Road Acceptance

74

Selectman Castricone moved to open the Public Hearing on the acceptance of Lincoln Lane; Vice-Chairman Hagan seconded the motion. The vote was three in favor with Selectman Cannon absent and Selectman Trask yet to arrive; so moved. The Public Hearing was opened at 7:19pm.

78

Chairman Landau reported that the Board was in receipt of letters from the Planning Board and from Dubois & King, each giving their approval of the road acceptance. Vice-Chairman Hagan had a text message from Road Agent Oleson, stating that all issues had been resolved and that he was also in favor of the acceptance. Chairman Landau stated for the record that although the as-built showed the location of utilities as ‘approximate’, they are definitely not located under the pavement.

84

The Town has been maintaining the road since last year when the developer walked away; the only reason a Public Hearing for acceptance had not yet taken place is because they are so expensive to notice, and he was hoping to ‘piggy-back’ onto another Public Hearing and share the cost. He thanked the Heskeths for keeping this issue alive; they portray, he said, a good example of volunteerism.

88

James Calderone stood and was recognized. He stated that it was his fence that needed removing in order to gain the Road Agent’s final approval. The Road Agent had asked for 8’ to be removed, and Mr. Calderone had removed 16’; however, he would like to reinstall a standing 8’ section of fence along with an additional 8’ section attached with a hinge and wheel so that it can be moved when need be. Chairman Landau will ask Road Agent Oleson to contact Mr. Calderone.

94

Leroy Scott stood and was recognized. He suggested that Mr. Calderone get the Road Agent’s approval in writing.

98

As no other Members of the Public wished to be heard, the Board moved on to its other appointments at 7:31pm. The Public Hearing will remain open until at least 8:19pm, and should anyone wish to be heard, the Board will interrupt their discussions in order to attend to those comments.

100

3.2 Jack Munn, SNHPC, Jeff Moulton, and Deb Munson - Solar Up Program

102

Mr. Munn of the SNHPC, Jeff Moulton, and Deb Munson (who are, respectively, the Derry and Chester representatives to the SNHPC) appeared before the Board to report on the recently concluded Solar Up

106

campaign.

108

The Solar Up program contracted over 300kw of power via 17 projects in Chester, each an average size of 8.46. 16 were roof mounted and one ground mounted; 14 were paid for with cash and three via financing. The average cost per installation was \$37k, with the installation having a 25-year warranty, although they have been known to last 30-35 years. At Tier One, this equals \$4.04 per watt, and at Tier 5, \$3.84 per watt. Panels are 3’ x 5’ and can generate ~300 watts per panel. According to a study performed by the Boston Globe, a solar installation can raise the value of one’s home by 15-20%.

110

112

114

116

Chester previously had nine solar installations, so the number of new installations almost doubled that of the existing.

118

The average home uses 7-8kw of power each year. The plan is to provide 100% of a home’s energy needs, with any excess being banked by the power company and usable by the homeowner when not enough energy is being created.

120

122

There was an extensive discussion on the concept of ‘net metering’, which is a service under which excess energy generated by a consumer can be sold to the electric utility. Apparently the State of New Hampshire has a 50kw ‘cap’ on net metering, and as such companies do not have to accept more than that amount; this has the potential to shut down the solar industry. Mr. Munn would urge the Legislature to raise or remove this cap.

124

126

128

Ms. Munson added that ‘Solar Garden’ and similar companies will lease properties to build their own solar installations as a ‘community solar project’, collect the power, and sell it. This is a moneymaking venture and a good plan for unused property, such as landfills. They are, however, also impacted by the net metering cap.

130

132

Mr. Calderone stood and was recognized. He stated that he had been visited by ‘Solar City’; that their plan was to peruse one’s electric bill and to design a system that would generate 75% of the home’s needs so one could never go ‘off the grid’. He added that a ‘negative meter’ would be placed on the home so excess energy produced could be recorded and used at a later time.

134

136

138

Ms. Munson noted that Renewable Energy Credits require utilities to produce a certain percentage of their power from renewable sources; the New Hampshire Electric Co-Op, for example, will purchase energy from her solar installation in order to meet this requirement.

140

142

Mr. Munn thanked Mr. Moulton and Ms. Munson for their outstanding work on the project, as well as Chris Harper, who worked with Pinkerton Academy to get the Solar up message out to the families of its students. He suggested that the Town consider enacting a ‘property tax exemption’ (which would mean not increasing the taxes of property owners due to their solar installations), as some neighboring towns such as Candia, Derry, and Goffstown are doing. Ms. Munson noted that Chester was not currently increasing property taxes on those homeowners, but that it was being done on an informal basis.

144

146

148

Mr. Munn also suggested that the Town consider having an energy audit and upgrade the Municipal Complex lights to LEDs, which would save the Town money.

150

152

Any residents who might be interested in Solar installations can contact Ms. Munson, ReVision Energy (who was the Solar Up vendor), or the Board of Selectmen’s Office.

154

Mr. Munn, Mr. Moulton, and Ms. Munson departed the meeting at 8:15pm.

156

*3.3 Public Hearing - Lincoln Lane Road Acceptance (continued)*

158

160 Chairman Landau asked for further comments on the Lincoln Lane Public Hearing; there were none.

162 Selectman Castricone moved to close the Public Hearing on the acceptance of Lincoln Lane; Vice-  
164 Chairman Hagan seconded the motion. The vote was three in favor with Selectman Cannon absent and  
Selectman Trask yet to arrive; so moved. The Public Hearing was closed at 8:19pm.

166 Vice-Chairman Hagan moved to accept Lincoln Lane as a Town Road; Selectman Castricone seconded  
168 the motion. The vote was three in favor with Selectman Cannon absent and Selectman Trask yet to  
arrive; so moved.

170 Mr. & Mrs. Calderone and Mr. & Mrs. Hesketh departed the meeting at 8:20pm.

172 *3.4 John Sullivan, Melanson Heath*

174 This appointment will take place in non-public session at the end of tonight’s meeting.

176 **IV. Selectmen’s Business**

178 *4.1 Roundtable*

180 *Selectman Castricone:*

- 182 • The retirement party for Barbara Gagnon will be held in the Multi Purpose Room on Saturday,  
December 19<sup>th</sup>, 2015. Residents interested in attending should call the Board of Selectmen’s  
office at 887-4979. There is no charge to attend.
- 184 • The Library roof is almost completed; the vendor will begin work on the Municipal Complex roof  
next.
- 186 • The erosion issue at the Wason Pond Bridge has been repaired, as mentioned during Public  
Comment.
- 188 • The new MPR floor is being maintained.

190 *Vice-Chairman Hagan:*

- 192 • Nothing to report.

*Chairman Landau:*

- 194 • A suggestion was made that the Board close the Town Offices on December 24<sup>th</sup>, 2015, in lieu of  
196 hosting a Holiday Party; all employees were polled, and the majority were in agreement.  
Essential personnel who are scheduled to work (Fire, Police) will be eligible for Holiday Pay.  
Their Department Heads will manage this situation.
- 198 • A simpler Vacation Request form was drafted. Selectman Castricone moved to accept this  
200 Vacation Request form as policy; Vice-Chairman Hagan seconded the motion. Chairman Landau  
proposed a friendly amendment that the form be numbered TOC-15; Selectman Castricone and  
202 Vice-Chairman Hagan agreed. The vote was three in favor with Selectman Cannon absent and  
Selectman Trask yet to arrive; so moved.
- 204 • The Town has received a letter about the proposed Northern Pass project, looking for comments  
and questions. The project will run from Pittsburg to Deerfield, a distance of ~190 miles.  
206 Chairman Landau noted that an appropriate question would be if ~60 miles, or ~30%, of the  
project will be underground under public roadways; why not 100%? Selectman Castricone is  
208 opposed to this project being under the power of Eminent Domain, but Vice-Chairman Hagan  
believes that it is a proper use of same. All were in agreement that a letter in response should  
be drafted.
- 210 • The NH Municipal Association is hosting a Right to Know workshop from 7pm - 9pm on Tuesday,  
212 December 15<sup>th</sup>, 2015, at 8 Newmarket Road in Durham, NH. Attorney Margaret Burns will be  
the speaker. One may register to attend this free workshop on the NHMA website.

214 4.2 *Public Comment*

216 As no Members of the Public wished to be heard, Public Comment was closed at 8:21pm.

218 4.3 *Non-Public Sessions*

220 Chairman Landau moved that the Board go into non-public session under RSA 91-A:3 II (g) Security;  
222 Selectman Castricone seconded the motion. The vote was three in favor with Selectman Cannon absent  
and Selectman Trask yet to arrive; so moved.

224 The meeting room was closed at 8:24pm. Mr. Sullivan remained in the meeting room.

226 Selectman Trask entered the meeting at 8:26pm.

228 Mr. Sullivan departed the meeting at 8:56pm.

230 The meeting room was re-opened at 9:11pm.

232 Selectman Castricone moved that the Board come out of non-public session; Vice-Chairman Hagan  
seconded the motion. The vote was four in favor with Selectman Cannon absent; so moved.

234

236 Selectman Castricone moved that the minutes to the non-public session be sealed for a period of one (1)  
year; Vice-Chairman Hagan seconded the motion. The vote was four in favor with Selectman Cannon  
absent; so moved.

238

**V. Adjournment**

240

242 The next meeting of the Board of Selectmen is scheduled for Thursday, December 17<sup>th</sup>, 2015 at 7pm in  
the Meeting Room.

244 Selectman Castricone moved to adjourn the meeting; Vice-Chairman Hagan seconded the motion. The  
vote was four in favor with Selectman Cannon absent; so moved.

246

248 The meeting was adjourned at 9:12pm.

250

Respectfully Submitted,

252

Debra H. Doda