

**Town of Chester
Board of Selectmen Meeting
Thursday, December 18th, 2014
Municipal Complex
Approved Minutes**

I Preliminaries

- 7:00 PM Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment (10 minutes)
- Approval of Minutes
- Jack Munn of Southern NH Planning Commission re Solar Energy Project
- Michael A. Trainque, P.E. – Southeast Watershed Alliance
- 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 7:01pm.

1.2 Roll Call

Selectmen present:

- Jack Cannon
- Stephen Landau
- Richard LeBlanc

Selectmen absent:

- Joe Castricone
- Joseph Hagen

Members of the Public present, at various times:

- Colin Costine
- Andrew Kellar, New Hampshire Solar Garden
- Charlotte Lister
- Jack Munn, Southern New Hampshire Planning Commission
- Matt Rittenhouse, Tri-Town Times
- Michael Trainque
- Leroy Scott
- And other persons unknown to the Recording Secretary

1.3 Pledge of Allegiance

Chairman Landau led the attendees in the Pledge of Allegiance.

1.4 Additions and Deletions

The Wason Pond Commission, who were originally on the agenda, will not be attending tonight’s

54 meeting. There was a non-public session added on Public Employees.

56 *1.5 Public Comment*

58 Colin Costine stood and was recognized.

60 He is concerned about the work to be done at Edwards Mill Dam, more specifically the long spillways,
62 and how they might be perceived by property owners many generations from now. Chairman Landau
assured him that these spillways will be marked on the as-built.

64 He is also concerned that the ‘Exit 4A’ discussions, which have begun anew, will result in increased
traffic in Chester; what is the State planning?

66 He has spoken with Finance Director Smith about record retention. She stated that someone would be
68 going through the records currently stored in Room 20, and it is likely that 25% will be retained and
70 75% destroyed. He noted that it is likely difficult to find the 25% amongst the 75%, and that items
should not be stored without a clearly marked destroy date on the box.

72 As no other Members of the Public wished to be heard, Public Comment was closed at 7:28pm.

74 **II. Old Business**

76 *2.1 Approval of Minutes*

78 This subject was not addressed tonight.

80 **III. New Business**

82 *3.1 Michael A. Trainque, P.E. – Southeast Watershed Alliance*

84 Mr. Trainque appeared before the Board to update them on the work of the Southeast Watershed
Alliance.

86 The SWA, which encompasses 42 communities, was established in 2009 in order to allow these
88 communities to work collaboratively towards improvement of the Great Bay Watershed through studies,
education, and project implementation. Mr. Trainque has represented Chester on this non-profit Alliance
90 for the last four years, and currently serves as its Chairman and on its Board of Directors.

92 They hold quarterly meetings, and sponsor workshops and symposiums. They are always looking for
grants and other funding opportunities, as more funding means more resources to work on clean water.

94 Storm water regulations, resources, presentations, meeting minutes, and various materials useful for site
96 plans can be downloaded from their website, <http://southeastwatershedalliance.org/>.

98 Mr. Trainque departed the meeting at 7:23pm.

100 *3.2 Jack Munn of Southern NH Planning Commission re Solar Energy Project*

102 Mr. Munn, Chief Planner at the SNHPC, appeared before the Board with Andrew Kellar, President of New
Hampshire Solar Garden, to discuss the possibility of leasing the old capped landfill and installing a solar
104 power station. Mr. Kellar is currently working with 15 other communities on similar projects; he offers
each community \$13,000 to lease their land.

106 A law that was passed in July 2013 permits ‘group net metering’, which encourages communities to
107 collectively share power. Landfills, which are usually an expense to a community, are ideal locations for
108 these solar gardens; the company that originally closed and monitors the landfill is consulted as to the
109 best placement of the equipment, which does not pierce the cap. The power generated is sold back to
110 ‘the grid’ and does not directly power Town-owned buildings, but rebates are available to members,
111 based on their usage. The Town would need to ‘get in line’ as soon as possible to qualify for these
112 rebates. The process, from application to implementation, takes about a year and costs ~\$20k-\$30k.
113 New Hampshire Solar Garden and its investors bear all costs.

114
115 Mr. Munn noted that solar is desirable as a sustainable, locally generated, renewable energy source.

116
117 The Legislative Body would need to be consulted before a long-term contract could be signed, but the
118 Board would be able to sign a one-year lease in order to get the process started.

120 New Hampshire Solar Gardens is willing to work with Chester residents who may be interested in using
121 their property for solar panels. Chairman Landau suggested they might also be interested in some of
122 the more decimated areas of Spring Hill Farm.

124 As the Board does not meet again until January 8th, Chairman Landau suggested that Mr. Keller send a
125 copy of his contract to Administrative Assistant Martin so that it could be forwarded to Town Counsel for
126 their review. Mr. Keller will provide the Board with a copy of his baseline lease, plus redlined versions
127 from other communities, as well as a copy of his references.

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129 Mr. Munn and Mr. Keller departed the meeting at 8:13pm.

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131 **IV. Selectmen’s Business**

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133 *4.1 Roundtable*

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135 *Selectman Cannon:*

- 136 • He has a Request for Action form that should be discussed in non-public session.

138 *Selectman LeBlanc:*

- 139 • Nothing to report.

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141 *Chairman Landau:*

- 142 • The Transfer Station Roof is complete. The Town’s Engineer has approved it, and the Building
143 Inspector has issued a Certificate of Occupancy.
144 • He received an email about the sitewalk on the Spring Hill Farm property for the water feasibility
145 study. There is some concern that narrow oak trees could indicate shallow bedrock.
146 • He has spoken with the Spring Hill Farm trustees; the Building Inspector had some questions about
147 minor issues. Selectman LeBlanc indicated that he will get a written report to the Board shortly, and
148 that a woodstove permit needed to be pulled.
149 • The Town will be receiving a settlement of \$160k by check. Selectman Cannon moved to accept this
150 settlement check by mail; Selectman LeBlanc seconded the motion. The vote was three in favor
151 with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

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153 *4.2 Public Comment*

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155 Leroy Scott stood and was recognized. He asked if the work on Edwards Mill Dam this winter would be
156 a Band-Aid, or the complete job? Chairman Landau indicated that it would be only the Phase I work,
157 and that it would take 6-8 weeks to complete. Funds for Phase II work will be discussed via a Warrant
158 Article at the 2015 Town Meeting.

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

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4.3 Non-Public Session

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Chairman Landau moved to go into non-public session under RSA 91A:3 II (a) Public Employees and (c) Reputation; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

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The meeting room was closed at 8:22pm.

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The meeting room was re-opened at 9:06pm.

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

174

Chairman Landau moved that the Board seal the first non-public session, on Reputation, for an indefinite period; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

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Chairman Landau moved that the Board seal the second non-public session, on Public Employees, for an indefinite period; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

182

Chairman Landau moved that the Board seal the third non-public session, on Public Employees, for an indefinite period; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

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V. Adjournment

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The next meeting of the Board of Selectmen is scheduled for Thursday, January 8th, 2014 at 7pm in the Meeting Room.

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Chairman Landau moved to adjourn the meeting; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectman Castricone and Vice-Chairman Hagan absent; so moved.

194

The meeting was adjourned at 9:08pm.

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Respectfully Submitted,

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Debra H. Doda