

**Town of Chester  
Board of Selectmen Meeting  
Thursday, June 4<sup>th</sup>, 2015  
Municipal Complex  
Approved Minutes**

**I Preliminaries**

- Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment (10 minutes)
- Approval of Minutes
  - Lincoln Lane
  - Raven Drive
- Michelle Scott – Chester CART Representative
- Scott Marsh – Abatement Recommendations
- Employee Evaluations
- Recreation Commission & Chester Baseball
  - Roundtable
  - Public Comment
  - 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 7:02pm.

*1.2 Roll Call*

Selectmen present:

- Joe Castricone
- Joseph Hagen (arrived at 7:07pm)
- Stephen Landau
- Dick Trask

Selectmen absent:

- Jack Cannon

Members of the Public present, at various times:

- Deborah Hesketh
- William Hesketh
- Kevin Kistler, Recreation Commission
- Scott Marsh, MRI
- Jean Packard, Assistant Assessor
- Matt Rittenhouse, Tri-Town Times
- Jay Rowden, Chester Baseball/Softball League
- Leroy Scott
- Michelle Scott
- Jason Sharp, Chester Baseball/Softball League
- Tim White, SNHPC
- And other persons unknown to the Recording Secretary

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1.3 *Pledge of Allegiance*

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Chairman Landau led the attendees in the Pledge of Allegiance.

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1.4 *Additions and Deletions*

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There will be two additional pieces of Old Business: one on water for Raven Drive, and one on the acceptance of Lincoln Lane. There will be two additional nonpublic sessions: one to discuss a tax-deeded property, and one on Reputation.

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1.5 *Public Comment*

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Chairman Landau congratulated Dick Trask on his election to the Board of Selectmen.

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As no Members of the Public wished to be heard, Public Comment was closed at 7:05pm.

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**II. Old Business**

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2.1 *Approval of Minutes*

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*May 14<sup>th</sup>, 2015:* On line 118, the clause “**they** will assume liability” should be changed to “**it** will assume liability”. Chairman Landau moved that these minutes be approved as amended; Selectman Castricone seconded the motion. The vote was three in favor with Selectman Cannon absent and Selectman Trask abstaining as he was not yet a member of the Board during the meeting in question; so moved.

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2.2 *Lincoln Lane*

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Deborah and William Hesketh of Lincoln Lane appeared before the Board to inquire about progress on the Town’s acceptance of the road.

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Chairman Landau stated that the Planning Board had received all the necessary documentation, and was satisfied with the road. All that is left to do is to hold a Public Hearing, and for the Board to officially accept it.

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The Board has not yet held the Public Hearing as it costs \$160 to publish the notice in the newspapers, and Chairman Landau would prefer to group that notice with others coming up in the new Fiscal Year, therefore saving the Town money. The road is being maintained, and there are no pending sales.

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Selectman Castricone moved to have the Road Acceptance Public Hearing by the end of September 2015; Selectman Trask seconded the motion. The vote was four in favor with Selectman Cannon absent; so moved.

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Mr. & Mrs. Hesketh departed the meeting at 7:18pm.

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2.3 *Raven Drive*

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The Board received a letter from Jim Ricker of Nobis Engineering, who had attended a meeting last fall along with NH DES to discuss doing a feasibility study on MtBE Remediation on the LeClair property. A grant was received, and the study performed; this has been done at no cost to the Town so far. Nobis looked at the Spring Hill Farm property as a possible site from which to draw water.

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108 The next step is to speak with the affected homeowners on Raven Drive to see if they might be  
110 interested in joining a Public Water System. According to Selectman Castricone, MtBE well readings  
112 have gone down since the study began; some residents may not be interested in changing to a system  
114 that would require them to pay.

112 It was suggested that Mr. Ricker be asked to come before the Board on Thursday, June 18<sup>th</sup>, 2015 to  
114 discuss this issue.

114 **III. New Business**

116 *3.1 Michelle Scott – Chester CART Representative*

118 Ms. Scott appeared before the Board along with Tim White, a member of the CART Board of Directors,  
120 to discuss her willingness to represent Chester on the CART Board. Selectman Cannon was previously  
122 acting as Liaison to this Board, but as their meetings are during the workday, he has been unable to  
attend.

124 Ms. Scott first became aware of CART when a neighbor was utilizing it; since that time, a move of her  
126 office put her next door to CART’s office. She believes it benefits community members by allowing them  
128 to stay in their own homes. As a member of the Board, her responsibilities would be to assist the  
Executive Director to perform his job more efficiently by attending meetings, assisting with budgeting,  
etc.

130 CART, which stands for Cooperative Alliance for Regional Transportation, is ‘demand response  
132 transportation’ serving the Towns of Chester, Derry, Hampstead, Londonderry, and Salem. Riders are  
charged a co-pay, and the Town also provides funding through tax dollars.

134 Selectman Castricone noted that CART had contacted PACT to create a video on what CART is; they are  
136 working with Karl Knudsen.

138 Chairman Landau moved to appoint Michelle Scott as the representative to CART from Chester; Vice-  
140 Chairman Hagan seconded the motion. The vote was four in favor with Selectman Cannon absent; so  
moved.

142 Ms. Scott and Mr. White departed the meeting at 7:13pm.

144 *3.2 Scott Marsh – Abatement Recommendations*

146 Mr. Marsh appeared before the Board to discuss some Tax Abatement recommendations he had made,  
148 specifically for the former Chester College property, which is owned by People’s United Bank.

148 The property is assessed by the Town at \$2,394,600; the Bank believes the assessment should be  
150 \$1,119,800. This would result in an abatement of \$28,622. They are requesting an additional  
abatement for the Lane Building in the amount of \$1,963.

152 Mr. Marsh stated that the property has been extensively marketed, and the Bank had its own appraisal  
154 performed. He stated that on the evidence that the Bank provided him, he believes their request is  
156 reasonable. He added that it will be re-evaluated next year during the Town wide reassessment. He  
believes that it is under agreement, but does not know what the plans are for it.

158 Jean Packard joined the meeting at this time with some additional information. She stated that the  
property has been under agreement since January 2015 with a company from Epping that is working  
with Bill Gregsak.

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Chairman Landau is not in favor of granting this abatement. He noted that two years ago, the Bank was asking \$2.5m for the property. David Choate appraised it at \$1.7m, and the Town suggested an offer of \$1.8m; the Bank turned it down. Now that the property still hasn’t sold, they are pushing for a lower value. Selectman Trask expressed surprise that the property’s value could have dropped 40% in two years.

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Selectman Castricone agreed with Chairman Landau, stating that the Bank had made a bad investment. Vice-Chairman Hagan stated that the Town could always revisit the assessment with the new owner. Neither of them is in favor of granting the abatement.

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Chairman Landau asked Mr. Marsh if there was any way to recoup taxes not paid on a lot deemed undevelopable, should that designation change in the future; there is not.

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When the Budget for Fiscal Year 2016-2017 is drawn up, the Town will need to decide if the re-evaluation work will be going out to bid, or if it will expand its contract with MRI for them to handle. It is not necessary to hire Visions to edit the existing Visions cards.

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Mr. Marsh and Ms. Packard departed the meeting at 7:52pm.

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### *3.3 Employee Evaluations*

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This subject will be addressed in nonpublic session.

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### *3.4 Recreation Commission & Chester Baseball*

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Kevin Kistler of the Recreation Commission, and Jay Rowden and Jason Sharp of the Chester Baseball/Softball League appeared before the Board to discuss the Shed.

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Although the Board had voted on May 7<sup>th</sup>, 2015, pursuant to a request by the Recreation Department, to allow the Baseball/Softball League to install a new 10’x14’ shed on Nichols Field to augment one that was full, it was subsequently discovered and reported at the May 14<sup>th</sup>, 2015 meeting that (a) the existing shed was not full, and (b) according to the State, in order to put this new shed on Town property, the Town would have to own and maintain it, and that it must be open to all, not just the Baseball/Softball League. Therefore, Messrs. Kistler, Rowden, and Sharp were asked to meet on the situation.

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Mr. Rowden and Mr. Sharp stated that their plan was to use the new shed to store chemicals, and to thoroughly clean the existing shed and use it as a Snack Shack. The current Snack Shack is on the far side of the Soccer Field, and much too far away from the Baseball fields to be useful to those players and spectators. It is possible that the existing Snack Shack would continue to be used by the Soccer players and spectators, but it is also possible that Soccer will be moving to the Wason Pond fields instead. Soccer will need to be consulted as to this matter.

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There was discussion about which shed to move, where, and how. Selectman Castricone is of the opinion that in order to use the existing equipment shed as a Snack Shack, the electricity will need to be upgraded. The bottom line is that the Board of Selectmen does not wish to add another building and its associated maintenance needs and costs to its inventory; therefore, placing the aforementioned new 10’x14’ shed on Nichols field is not acceptable to the Board.

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There was discussion about using trailers rather than sheds; questions raised about that possibility were who would tow it, who would pay to register it, and what if it was stolen.

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214 There was also discussion about drilling a new well near any new Snack Shack. Grant funds should be available, as the original well was salted. Chairman Landau will pursue this line of thought.

216 A photograph of the property is embedded below:



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220 Chairman Landau moved that the current Snack Shack (“A”) be decommissioned, and that the Town  
221 allow the Equipment Shed (“B”) to be developed as a Snack Shack in accordance with Town Policy;  
222 Selectman Castricone seconded the motion. The vote was four in favor with Selectman Cannon absent;  
223 so moved.

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Messrs. Kistler, Rowden, and Sharp departed the meeting at 8:40pm.

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**IV. Selectmen’s Business**

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*4.1 Roundtable*

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*Selectman Castricone:*

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- Work is needed on the MPR Mezzanine Electrical Panel. The generator was wired into the box, which will not close; also, there are too many circuit breakers on the panel, and another one is needed. There is \$3,900 in this Fiscal Year’s Budget; parts alone are \$4,000, and labor is expected to be \$4,400. It was suggested that the work be split, with \$3,900 coming from this

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Fiscal Year’s budget, and the remainder from the next.

- 238 • There was a PACT meeting Tuesday night; the Committee is thankful for the funds that the  
Town voted to raise and appropriate for them.
- 240 • He has instructed the Maintenance and Recreation Departments to freeze their spending for the  
remainder of the Fiscal Year. The only exceptions are the Library Painting, which is ~\$8,000,  
242 and Equipment for the Police Department, which is ~\$15,000. Road Agent Oleson has also  
submitted a number of invoices for a few thousand dollars. Vice-Chairman Hagan pointed out  
244 that Finance Director Smith expects that there will only be ~\$13,000 remaining in the Budget;  
how can these expenses be handled? Fortunately the ~\$15,000 has already been accounted for  
246 in that figure, but the ~\$8,000 has not. It was suggested that the Painter be asked to submit  
his invoice after July 1<sup>st</sup>, but there are no funds in next year’s budget for that work.

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250 Selectman Castricone moved that all spending is to be frozen, except for payroll and fuel, as of  
9:00pm on Thursday, June 4<sup>th</sup>, 2015; Chairman Landau seconded the motion for discussion  
purposes.

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254 The Department Heads in question had spent those monies while under the impression that  
their Budgets still had funds available; this may be the case, but the bottom line of the Budget is  
not so favorable. Even if funds are received from the State for plowing overtime, those will go  
256 straight into the general fund; the Town cannot spend any more money than what was raised  
and appropriated at last year’s Town Meeting.

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260 Vice-Chairman Hagan will speak with Finance Director Smith about what expenditures she had  
already taken into account when arriving at the \$13k number, and if it is likely that DRA would  
issue the Town an exception and allow it to use the plowing overtime funds, if received; he will  
262 report back. He would like to support the expenditures made by Road Agent Oleson as an  
elected official. Selectman Castricone will speak with Police Chief Burke about his \$15k number,  
264 and ask the Library Painter to hold off work until Finance Director Smith has been consulted.

266 The question was called. The vote was three in favor with Vice-Chairman Hagan opposed and  
Selectman Cannon absent; so moved.

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270 *Selectman Trask:*

- 272 • He attended the Joint Loss Management Committee meeting last week. A representative from  
Property Liability Trust was also in attendance, and offered to perform an inspection of the  
274 Wason Pond property for potential liabilities. The recommendations were to add signage at the  
Playground and Beach, to re-rake the wood chips in the Playground, and to tighten some loose  
276 bolts on the Playground equipment. As PLT will no longer be in business after July 1<sup>st</sup>, 2016,  
Selectman Trask offered to get new insurance quotes.

278 Chairman Landau moved to allow Selectman Trask to work with Primex and any other insurance  
companies to solicit quotes for the Town’s insurance; Selectman Castricone seconded the  
280 motion. The vote was four in favor with Selectman Cannon absent; so moved.

282 *Vice-Chairman Hagan*

- 284 • Nothing to report.

286 *Chairman Landau:*

- 288 • He received an email from the leader of the Chester Dancers. A parent of one of the Dancers is  
willing to donate a large air conditioning unit for Stevens Hall; she would like permission to

- 290 accept it, and someone to install it. The Dancers are having a recital this coming Saturday, June  
291 6<sup>th</sup>, 2015; details are on the Town Sign.
- 292 • The Board has been invited to a Planning Session on June 10<sup>th</sup>, 2015 at 7pm on the CIP; all who  
293 can possibly attend should do so. Michelle Trodella has also been invited; she is the prospective  
294 Recording Secretary for the Planning Board.
  - The most recent Wason Pond Pounder took place last weekend; there were 1,028 competitors,  
296 which is the largest so far. About 200 were from Chester. Proceeds will be donated locally.
  - There are many items in the Signature Folder that require attention; he asked that the Board  
298 deny the Electric Companies’ requests.
  - All Selectmen should have received an email from Selectman Cannon about the Ambulance  
300 Service. Chairman Landau will try to get representatives from Derry to attend next week’s  
301 meeting.
  - A thank-you message was received from Linda Pomeroy for the flowers.
  - HealthTrust will be holding a Webinar and Health Summit on Tuesday, September 29<sup>th</sup>, 2015, at  
304 4:30pm, at the Grappone Conference Center in Concord.
  - He received an email from a concerned citizen on the road paving.

306 4.2 *HealthTrust*

308 HealthTrust would like the Town to update its Participation Agreement by voting on the following  
310 resolutions:

312 *RESOLVED: That the Town of Chester shall participate as a member in the HealthTrust pooled risk*  
313 *management program for the provision of group medical and/or other benefit plans in accordance with*  
314 *the Application and Membership Agreement and NH RSA 5-B, and*

316 *RESOLVED: That Stephen O. Landau, Chairman of the Board of Selectmen, is hereby authorized and*  
317 *directed to execute and deliver to HealthTrust, on behalf of the Town of Chester, the Application and*  
318 *Membership Agreement in substantially the form presented to this meeting, and*

320 *RESOLVED: That Stephen O. Landau, Chairman of the Board of Selectmen, is hereby authorized and*  
321 *directed to execute and deliver to HealthTrust a certificate of this resolution.*

322 Chairman Landau moved that these resolutions be approved; Selectman Castricone seconded the  
324 motion. The vote was four in favor with Selectman Cannon absent; so moved.

326 4.3 *Public Comment*

328 As no Members of the Public wished to be heard, Public Comment was closed at 9:31pm.

330 4.4 *Non-Public Session*

332 Chairman Landau moved to go into non-public session for three items: one under RSA 91-A:3 II (a)  
333 Public Employees, one under RSA91-A:3 II (c) Reputation, and one under RSA 91-A:3 II (e), Pending  
334 Litigation; Selectman Castricone seconded the motion. The vote was four in favor with Selectman  
335 Cannon absent; so moved.

336 The meeting room was closed at 9:32pm.

338 The meeting room was re-opened at 10:22pm.

340 Selectman Castricone moved that the Board come out of non-public session; Selectman Trask seconded  
342 the motion. The vote was four in favor with Selectman Cannon absent; so moved.

344 Vice-Chairman Hagan moved that the minutes to the first non-public session, on Pending Litigation, be  
346 sealed for an indefinite period; Selectman Castricone seconded the motion. The vote was four in favor  
with Selectman Cannon absent; so moved.

348 Selectman Castricone moved that the minutes to the second non-public session, on Reputation, be  
350 sealed for an indefinite period; Vice-Chairman Hagan seconded the motion. The vote was four in favor  
with Selectman Cannon absent; so moved.

352 Selectman Castricone moved that the minutes to the third non-public session, on Public Employees, be  
354 sealed for an indefinite period; Vice-Chairman Hagan seconded the motion. The vote was four in favor  
with Selectman Cannon absent; so moved.

356 **V. Adjournment**

358 The next meeting of the Board of Selectmen is scheduled for Thursday, June 11<sup>th</sup>, 2015 at 7pm in the  
Meeting Room.

360 Chairman Landau moved to adjourn the meeting; Selectman Castricone seconded the motion. The vote  
362 was four in favor with Selectman Cannon absent; so moved.

364 The meeting was adjourned at 10:24pm.

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368 Respectfully Submitted,

370 Debra H. Doda