

**Town of Chester
Board of Selectmen Meeting
Thursday, November 15th, 2012
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
Donald Brown, ZBA Chair
Building Maintenance - Discussion
Roundtable
Public Comment (10 minutes)
Adjournment

1.1 Call to Order

Chairman Landau called this meeting of the Town of Chester Board of Selectmen to order at 7:03pm.

1.2 Roll Call

Selectmen present:

Jack Cannon
Stephen Landau
Richard LeBlanc
Michael Weider

Selectmen absent:

Joseph Hagen

Members of the Public present, at various times:

Tony Amato, Maintenance
Richard Antoine, Fire Chief
Rob Brown
Nicole Corso
Matt Rittenhouse, Tri-Town Times
Leroy Scott
And other persons unknown to the Recording Secretary

Vice-Chairman Hagan is absent tonight due to his presence being required at the Legislature.

48 *1.3 Pledge of Allegiance*

Chairman Landau led the attendees in the Pledge of Allegiance.

50 *1.4 Additions and Deletions*

52 The following additions or deletions were made: three non-public sessions were added, two on
54 reputation and one on public employees; and one appointment with Fire Chief Antoine and a
candidate.

56 *1.5 Public Comment*

58 Rob Brown, former Selectman and Road Agent, stood and was recognized. He wanted the residents
60 to know that he was not the Rob Brown who is writing letters to the Tri-Town Times; that is Robert
C. Brown. He would hope that any future letters are signed with Mr. Brown's full name and address.
62 Selectman Cannon noted that in a previous Tri-Town Article that referred to Robert C. Brown, it
was noted that he was not the same Robert Brown that was a former Selectman and Road Agent.

64 As no other members of the public wished to speak, Public Comment was closed at 7:07pm.

66 **II. Old Business**

68 *2.1 Approval of Minutes*

70 This subject was not addressed tonight.

72 *2.2 Donald Brown, ZBA Chair*

74 Mr. Brown did not appear at tonight's meeting.

76 **III. New Business**

78 *3.1 Fire Chief Antoine*

80 Fire Chief Antoine appeared before the Board with Nicole Corso, a candidate to join the Chester
82 Fire Department as an EMT.

84 Ms. Corso, who lives in Derry, was an EMT volunteer at Boston College before graduating with a BS
in Biology. She is licensed as an EMT - Basic in Massachusetts, and will get her license in New
86 Hampshire after being accepted to the Fire Association.

88 Ms. Corso's acceptance would bring the total number of EMTs up to ~6, for a total of ~37
association members out of the allowed 40. She is available at all times other than 2pm - 6pm, when
90 she coaches basketball in Derry.

92 Selectman Weider moved that the Board go into non-public session under RSA 91A:3 II (a) Public

94 Employees, Chairman Landau seconded the motion. The vote was four in favor with Vice-Chairman Hagan absent; so moved.

96 The Meeting Room was closed at 7:11pm.

98 The Meeting Room was re-opened at 7:18pm.

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

102 There is no need for these minutes to be sealed.

104 Selectman Weider moved that the Board of Selectmen appoint Nicole Corso to the Chester Volunteer Fire Department; Selectman LeBlanc seconded the motion. The vote was four in favor with Vice-Chairman Hagan absent; so moved.

108 Fire Chief Antoine and Ms. Corso departed the meeting at 7:20pm.

110 *3.2 Building Maintenance - Discussion*

112 Mr. Amato appeared before the Board to discuss Building Maintenance matters.

114 Roofs

116 The MPR roof is 23-24 years old and leaking in places. Mr. Amato has patched it a number of times. Apparently there is no corrosion on the roof, and the corners are ok. The Municipal Complex roof is 118 ~2 years older or newer than the MPR roof; it should be surveyed, as it would be financially prudent to replace both at the same time. There are ~15 tons of ballast on the roof (which keeps leaves 120 from clogging drains); new roofing systems are installed without ballast. Mr. Amato mentioned a utility ladder for roof access; Selectman Weider mentioned a mezzanine staircase, which was 122 acceptable to all. Roof replacement will be discussed during budget season.

124 6-7 shingles are off at the Post Office roof; Selectman LeBlanc mentioned it to the contractor, who will take care of it.

126 Mr. Amato has the materials to patch the roof of the old Wason Pond bathhouse. The doors are 128 screwed shut.

130 Invoices

132 Selectman Weider is concerned that invoices are being coded to a non-existent line; apparently 4194-1-441 should be 4194-1-411. Selectman Cannon would prefer that these errors be corrected before the invoices come to the Board.

134 Each building needed a ~\$100 tank inspection this year; Selectman Cannon believes that such fees 136 should be included in the vendor's bid, or the Town should not pay for them.

138 Heating

140 There was some discussion about underground storage tanks, lines and manholes needing to be
142 double-wall-encased by December 2015. The vendor suggested putting an additional tank into the
back annex building; Selectman Weider would prefer that a line be run off of the main line inside
the building to the other furnace. Mr. Amato is now a Class C operator.

144 Stevens Hall

146 There was some discussion about a ramp for handicapped access to Stevens Hall. Chairman Landau
believes that there is an unused elevator chair at the School that could be installed at the back
stairs; Mr. Amato will research this. Cost estimates are needed for each possibility.

148 The balusters on the library side porch need replacement. Mr. Amato has requested a price from a
150 local vendor who has manufactured an identical baluster.

152 Miscellaneous

154 Mr. Amato has finished the Emergency Exit for the Town Clerk, and the snow removal equipment is
up and running.

156 Mr. Amato departed the meeting table at 7:50pm.

158 **IV. Selectmen's Business**

160 *4.1 Roundtable*

162 *Selectman Cannon:*

- Nothing to report.

164

Selectman Weider:

- 166 • He had some questions on the Snow Plowing contracts; also, a driver's licenses is needed
168 from each vendor for each vehicle being contracted and consortiums must be reported if
the operator belongs to one.

170 *Selectman LeBlanc:*

- Nothing to report.

172

Chairman Landau:

- 174 • He has received telephone calls about the former Chester College property. It was
176 suggested that a workshop be held early in 2013, perhaps on a Saturday, to which all
residents, Trustees of the College, and its marketing company could be invited. It could be
178 held in the MPR and televised by Channel 21. Saturday, January 5th, 2013 at 3pm was
suggested; Chairman Landau will make sure the MPR is available. Some group in town might
wish to sell refreshments as a fundraiser.
- 180 • A contractor looked at the Transfer Station roof and several good ideas were floated. One
182 suggestion was a slightly smaller separate structure. He is attempting to find additional
contractors to look at the situation.

184 *4.2 Public Comment*

186 As no Members of the Public wished to be heard, Public Comment was closed at 8:07pm.

188 *4.3 Non-Public Session*

190 Chairman Landau moved that the Board go into non-public session under RSA 91A:3 II (a) Public
192 Employees, (c), Reputation, and (e), Pending Litigation; Selectman Cannon seconded the motion. The
192 vote was four in favor with Vice-Chairman Hagan absent; so moved.

194 The Meeting Room was closed at 8:08pm. Mr. Amato remained in the Room.

196 Mr. Amato departed the meeting at 8:19pm.

198 The Meeting Room was re-opened at 9:28pm.

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

204 Selectman Cannon moved that the minutes to the non-public session with Mr. Amato be sealed until
206 July 1st, 2013; Selectman Weider seconded the motion. The vote was four in favor with Vice-
204 Chairman Hagan absent; so moved.

208 Selectman Cannon moved that the minutes to the other five non-public sessions be sealed for an
210 indefinite period; Selectman Weider seconded the motion. The vote was four in favor with Vice-
210 Chairman Hagan absent; so moved.

V. Adjournment

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

216 The meeting was adjourned at 9:30pm.

218

220 Respectfully Submitted,

222 Debra H. Doda