

**Town of Chester  
Board of Selectmen Meeting  
Thursday, October 16<sup>th</sup>, 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  
Transfer Station Roof  
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 7:01pm.

*1.2 Roll Call*

Selectmen present:

Joseph Hagen  
Stephen Landau  
Richard LeBlanc

Selectmen absent:

Jack Cannon  
Joe Castricone

Members of the Public present, at various times:

Rich Antoine, Fire Chief  
Andrew Hadik  
Bonnie Healey  
Lloyd Healey  
Charlotte Lister  
Matt Rittenhouse, Tri-Town Times  
Leroy Scott  
Thom Roy, Building Inspector  
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*

There were neither additions nor deletions.

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1.5 *Public Comment*

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Charlotte Lister stood and was recognized. She stated that she was outraged that Selectman Hagan had called the police on a political demonstration outside of Kent House on Saturday morning.

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Michael Sweet stood and was recognized. He referenced the discussion of two weeks ago on “Reach The Beach”, stating that perhaps instead of wondering how much the event cost the Town, the Board should consider how much it generated for the Town – the vans getting gas and snacks at the local stores, for example. He also mentioned the Scarecrows putting Chester ‘on the map’.

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As no other Members of the Public wished to be heard, Public Comment was closed at 7:04pm.

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**II. Old Business**

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2.1 *Approval of Minutes*

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This subject was not addressed tonight.

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**III. New Business**

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3.1 *Transfer Station Roof*

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Mr. Hadik, Mrs. Healey, Mr. Healey, and Building Inspector Roy appeared before the Board to update them on the Transfer Station Roof.

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Working with Selectman LeBlanc and Mr. Hadik, all of Building Inspector Roy’s concerns about the design have been met. The major revision has been the addition of footings, which were not on the original plan; Building Inspector Roy was unaware of this omission, due to the fact that the Contractor had not pulled a permit before beginning construction.

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The contractor, Empire Sheet Metal, has provided the Town with an estimate for the additional work that now needs to be done due to the change in plan. This includes #1, \$2,710 for altering work already performed, including uniformity of compaction, and #2, \$3,673 for the addition of footings, for a total of \$6,383 which was not budgeted for. It was reiterated that only \$31k of the raised and appropriated \$58k was encumbered for this work; the remaining \$27k was encumbered for work at Edwards Mill Dam and cannot be applied to this project. Selectman LeBlanc stated that he had attempted to negotiate with Empire Sheet Metal, but to no avail. This job is now estimated to cost \$33,745. It was noted that this is still under the amount of the other bid received.

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Building Inspector Roy stated that the estimate from Empire was an ‘overly incremental expense’, and stated that in his opinion, item #2 makes item #1 redundant.

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Selectman LeBlanc suggested having another contractor look at the project to see if the additional work could be performed for less money; however, as the Town has a contract with Empire, this is not possible. Vice-Chairman Hagan added that it was important to have consistency of contractor.

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Mr. Hadik stated that the Town should learn from this incident, and move forward with the project. Building Inspector Roy stressed again that the contractor needs to pull a permit – this will be at no cost, as it’s a Town project.

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There was some discussion about the raising of the piers by 6”, which is on the original plan. Mr. Healey would prefer that they be flush, as it is easier to plow and less chance of hitting them and causing

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cracking. As this cannot be changed, at least the Town is warned.

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Vice-Chairman Hagan, in order to avoid ‘perfect being the enemy of good’, asked if everyone could live with the project as it stands; all agreed that they could.

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Selectman LeBlanc moved to accept the additional cost of \$6,383 towards the construction of the Transfer Station Shed Roof; Vice-Chairman Hagan seconded the motion.

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Chairman Landau noted an engineering bill of \$411; it is unknown if there will be others. Mr. Hadik asked if the Board was serious about where the Board planned to find the unbudgeted additional funds, as posited by Selectman Cannon at a previous meeting; he described that potential action as ‘punitive and blame-casting’.

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The question was called. The vote was three in favor with Selectmen Cannon and Castricone absent; so moved.

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Selectman LeBlanc will contact Empire tomorrow to see when work can resume. Hopefully the vendor will return this coming Monday, October 20<sup>th</sup>, 2014.

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Mr. Hadik, Mrs. Healey, Mr. Healey, and Building Inspector Roy departed the meeting at 7:34pm.

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128 *3.2 Rich Antoine, Fire Chief – Proposed Non-Public*

Fire Chief Antoine has matters for both public and non-public; the non-public items will be addressed at the end of the Public meeting.

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The addition at the Fire Station is nearing completion, most likely within the next two weeks or so. As a reminder, this is an Association project, paid for by an anonymous donor. There has been \$11k in overages, \$9k of which was paid by the Association and \$2k for plumbing inside the building paid from the Fire Department budget. Overhead doors will be installed Monday, and insulation and paving sometime next week. Maintenance Supervisor Amato has installed steel piping around the gas areas that needed protection. Building Inspector Roy is reportedly satisfied with the project.

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Fire Chief Antoine departed the meeting table at 7:37pm.

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142 *3.3 Warrant Article Procedures*

Chairman Landau outlined the suggested Warrant Article procedure:

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146 It is hoped that this procedure will help to avoid the last-minute submission of Articles.

148 Selectman LeBlanc suggested that the Finance Director be asked to attend all meetings between the Board of Selectmen and Budget Committee; all agreed that this was a good idea.

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152 Chairman Landau moved to accept the Warrant Article procedure; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectmen Cannon and Castricone absent; so moved.

154 **IV. Selectmen’s Business**

156 *4.1 Roundtable*

158 *Chairman Landau:*

- A wedding is scheduled for this weekend in Stevens Hall.
- 160 • Correspondence has been received about a Smart Growth Technical grant, something the Planning Board might be interested in; however, the deadline is October 25<sup>th</sup>, 2014.
- 162 • The next Hazardous Waste day is scheduled for Saturday, October 25<sup>th</sup>, 2014, from 9am – 12noon at 210 Main Street in Danville. Please be sure to bring your proof of residency.
- 164 • Halloween will be on Friday, October 31<sup>st</sup>, 2014 from 6pm – 8pm. Parking will be available on the former Chester College property. The Municipal Complex will be open for restroom use, with Chairman Landau in attendance.
- 166 • There is a hearing in Manchester on at 10am November 3<sup>rd</sup>, 2014; Town Counsel Gorrow will be present. As Chairman Landau is recused from the subject, another member or two of the Board will need to attend.
- 168 • Veterans’ Day ceremonies are scheduled for Tuesday, November 11<sup>th</sup>, 2014, most likely at 11am, with a parade and speakers. Dick Trask is in charge of this event.
- 170 • The budgeting process needs to begin, and this year not only is Thanksgiving on a Thursday, but Christmas Day and New Year’s Day are as well. It would behoove the Board to plan to meet on the normally unscheduled second Thursdays. Vice-Chairman Hagan moved that the Board meet on the second Thursday of November, in order to have Thanksgiving off; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectmen Cannon and Castricone absent; so moved.
- 172 • Last year’s County Tax was \$481,977; this year it is \$516,774. This bill is due on December 17<sup>th</sup>, 2014.
- 174 • Nobis has looked at Town Counsel’s comments on their proposal, and have questions about the Town’s insurance. Their questions have been forwarded to the Town’s insurance carrier.
- 176 • The tax rate needs to be set; a majority of the Board of Selectmen does not need to be present.
- 178 • A legal matter to do with the ZBA was challenged in court; the Attorney pursued it successfully.

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*Selectman LeBlanc:*

- 186 • The Post Office project is almost complete. One of the new windows ordered arrived in a faulty condition and needed to be reordered; it has yet to arrive. The deck is finished, and Maintenance Supervisor Amato will be painting it. The building was spray-painted on three sides. The front gable side was painted by brush, as it was too windy to spray; it will be interesting to see which side(s) last longer.
  - 188 • The Library was pressure-washed, and painting has begun. Some sills are rotten, and will be replaced; this was not in the estimate.
  - 190 • Some lighting ballasts in the Building have been overheating, and wires melting. Four have been replaced in Recreation Coordinator DeLuca’s office, and 13 in the Cable TV Studio. Other ballasts will be checked in order to prevent potentially hazardous situations. The removed ballasts should be taken to Danville by Maintenance Supervisor Amato on Hazardous Waste Day. Incidentally, Chester will be represented at Hazardous Waste Day by a member of the Cemeteries department.
  - 192 • The Multi-Purpose Room floor was cleaned and waxed; it looks great. Stevens Hall floors upstairs and downstairs were also cleaned.
  - 194 • While driving past the Derry Fire Station recently, he observed a box attached to a pole that flashes when one’s speed exceeds a programmed level. Apparently data collected can be downloaded as well. These can be moved from place to place, depending on how many bases
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204 are purchased, and cost anywhere from \$2 - \$2.4k. He opined that these would be useful as a  
206 safety project.

*Vice-Chairman Hagan:*

208 • He stated, in response to Ms. Lister’s Public Comment at the beginning of the meeting, that a  
210 ‘Meet the Candidates’ breakfast had been scheduled at his home this previous Saturday. At  
212 8:30am, four large SUVs holding 55-gallon drums had arrived and parked on his property in  
214 order to hold an anti-Scott Brown protest. He asked them to leave his property, at which time  
they became angry. He called the Chester Police Department, and Officer Loveless responded;  
as a result, the protestors moved their vehicles to the Antique shop. He noted that the  
protestors also blocked his driveway multiple times.

216 *4.2 Public Comment*

218 Leroy Scott stood and was recognized. He stated that the Edwards Mill Dam pond is currently a big mud  
220 puddle, and asked what the update was on that work. There is currently no activity ongoing; the  
222 dredge & fill permit was received, signed by Selectman LeBlanc and Bryan Remillard; one more, from  
DES for wetlands excavation, has still not arrived although the seven week deadline is past. Shawn  
224 Patenaude from Dubois & King expects this permit to take another three-four weeks, for a total of 11-12  
weeks. They have tried to encourage DES to respond with more alacrity but to no avail.

226 The pond has been drained. Selectman LeBlanc opined, after inspecting the existing dam, that the  
planned dam work was a waste of money.

228 As no other Members of the Public wished to be heard, Public Comment was closed at 8:06pm.

230 *4.3 Non-Public Session*

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

236 The meeting room was closed at 8:07pm. Fire Chief Antoine remained in the meeting room.

238 Fire Chief Antoine departed the meeting room at 8:15pm.

240 The meeting room was re-opened at 8:18pm.

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

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

250 Chairman Landau moved that the Board seal the non-public session on Public Employees for a period of  
252 sixty (60) days; Selectman LeBlanc seconded the motion. The vote was three in favor with Selectmen  
Cannon and Castricone absent; so moved.

254 **V. Adjournment**

256 The next meeting of the Board of Selectmen is scheduled for Thursday, October 23<sup>rd</sup>, 2014 at 7pm in the

Meeting Room.

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

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262 The meeting was adjourned at 8:20pm.

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Respectfully Submitted,

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Debra H. Doda