

**Town of Chester  
Board of Selectmen Meeting  
Thursday, September 1<sup>st</sup>, 2016  
Municipal Complex  
Approved Minutes**

**I Preliminaries**

- Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment
- Approval of Minutes
- Assessing Revaluations Review - MRI Scott Marsh
- 457 Plan Resolution
- Roundtable
- 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:

- Jack Cannon
- Joseph Hagan
- Stephen Landau
- Dick Trask

Selectmen absent:

- Cass Buckley

Members of the Public present, at various times:

- Scott Marsh, MRI
- Matt Rittenhouse, Tri-Town Times
- And others 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 are various items that require a signature, and a resolution to be read.

*1.5 Public Comment*

As no Members of the Public wished to be heard, Public Comment was closed at 7:03pm.

**II. Old Business**

54 2.1 Approval of Minutes

56 This subject was not addressed tonight. There is a sheet in the Selectmen’s Office on which Selectmen  
58 can note their approval of past minutes.

60 **III. New Business**

62 3.1 Assessing Revaluations Review - MRI Scott Marsh

64 Mr. Marsh appeared before the Board to report on the final revaluation figures.

66 After the meeting of August 4<sup>th</sup>, 2016, when he presented the preliminary figures, letters were sent to all  
68 homeowners communicating their new assessed value and inviting them to schedule a hearing if they  
70 would like. 42 hearings were requested, which is less than 2% of the properties; most were just  
72 questions from the homeowner. In 30 cases, the assessment decreased; in two cases, it rose. Ten had  
no change at all. The total decrease was \$282,000.

The total value of the town is \$561,971,300, which is up \$34,663,000 from 2015; \$34,228,000 of that is  
taxable.

74 There was a brief discussion about how the Town’s assessed value affects taxes. One resident had  
76 surmised that if there were more new homes, and therefore a larger tax base, shouldn’t taxes go down?  
78 The answer is that there may be a larger tax base, but an increase in the number of homes means there  
is also an increase in the amount of services needed. Another resident had asked if a larger commercial  
base would help keep taxes down. Mr. Marsh said that a commercial base does tend to help, not hurt,  
but the type of business and what services they require is an essential part of the calculation.

80 It was noted that taxes are driven by spending; Selectman Hagan wished to clarify that taxes are more  
82 driven by what the School spends, as the Board of Selectmen has worked to keep Town spending down.

84 **Chairman Landau moved to accept and approve the final Revaluation figures; Selectman  
86 Hagan seconded the motion. The vote was four in favor with Selectman Buckley absent; so  
moved.**

88 Residents with further questions are encouraged to contact Assistant Assessor Jean Packard.

90 Mr. Marsh departed the meeting at 7:12pm.

92 3.2 457 Plan Resolution

94 Chairman Landau read into the minutes the Resolution to Adopt 457 Deferred Compensation Plan  
96 Documents, as follows:

98 *WHEREAS, the Board of Selectmen (the "Board") for the Town of Chester (the "Employer"),*  
100 *pursuant to its authority to adopt employee benefit programs, wishes to adopt plan documents to make*  
*the benefits of the Security Benefit 457 Deferred Compensation Plan available to its Employees (the*  
*"Plan"); and*

102 *WHEREAS, the Board wishes to take any action necessary to adopt such trust accounts, annuity*  
104 *contracts or custodial accounts as are necessary to establish funding vehicles with Security Benefit*  
*affiliates for the Plan, to receive and invest contributions in such investment options as are selected by*  
106 *Employees participating in the Plan.*

108 *NOW, THEREFORE, BE IT RESOLVED that the form of plan document for the Security Benefit*  
*457 Deferred Compensation Plan is hereby approved and adopted by this Board for the benefit of*  
110 *Employees of the Employer;*

112 *FURTHER RESOLVED, that the Chairman, Board of Selectmen, of the Employer is hereby*  
*authorized and directed to execute the plan documents for the Plan in substantially the form presented*  
114 *to this Board, to communicate the terms of the Plan to Employees, to designate Employees as eligible*  
*for participation in the Plan in accordance with Plan terms, to enter into agreements with Plan*  
116 *participants for participation in the Plan, including Salary Reduction Agreements, and to take such*  
*further actions as may be necessary and appropriate to implement the Plan and effectuate the terms*  
118 *and intent of these resolutions.*

120 This benefit to the Town’s employees costs the Town nothing to administer.

122 **Vice-Chairman Trask moved to accept the Resolution to Adopt 457 Deferred Compensation**  
**Plan Documents; Selectman Cannon seconded the motion. The vote was four in favor with**  
124 **Selectman Buckley absent; so moved.**

126 **IV. Selectmen’s Business**

128 *4.1 Roundtable*

130 *Selectman Cannon:*

- Nothing to report.

132 *Vice-Chairman Trask:*

- Nothing to report.

134

136 *Selectman Hagan:*

- Nothing to report.

138 *Chairman Landau:*

- A note was received from John Colman on behalf of the Great Hill Cemetery Trustees expressing appreciation for the work done for the GHC by the County Workers.
- There are various documents to be signed, including approval for the Recreation and Agricultural Commissions to hold raffles at Town Fair, and the Spring Hill Farm lease.
- There will be an Employee meeting on Wednesday, September 21<sup>st</sup>, 2016 at 10:00am in the Meeting Room to discuss the new 457 Plan, Life Insurance, and the recent change in the raise procedure.
- The next Hazardous Household Waste collection day will be on Saturday, October 29<sup>th</sup>, 2016 at the Transfer Station from 9am to 12 noon. There was some discussion about moving it to a different location, but it is likely that an impervious surface is required (such as concrete).

150 *4.2 Public Comment*

152 As no members of the Public wished to be heard, Public Comment was closed at 7:21pm.

154 **V. Adjournment**

156 **Chairman Landau moved to adjourn the meeting; Selectman Hagan seconded the motion.**  
**The vote was unanimous in the affirmative; so moved.**

158

The meeting was adjourned at 7:22pm.

160

162 Respectfully Submitted,

164 Debra H. Doda  
Recording Secretary