

**Town of Chester
Board of Selectmen Meeting
Thursday, September 8th, 2016
Municipal Complex
Approved Minutes**

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I Preliminaries

- Call the Meeting to Order
- Roll Call
- Pledge of Allegiance
- Chairman’s Additions or Deletions
- Public Comment
- Approval of Minutes
- Town Clerk Erin Newnan – 149 Candia Road
- Fulchini – Road Agent Michael Oleson re Snow Plowing
- PACT Committee Appointments
- Roundtable
- 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 7:04pm.

1.2 Roll Call

- Selectmen present:
- Jack Cannon
 - Joseph Hagan (arrived at 7:12pm)
 - Stephen Landau
 - Dick Trask

- Selectmen absent:
- Cass Buckley

- Members of the Public present, at various times:
- Joe Castricone, PACT Committee
 - Carmen Fulchini
 - Victoria Fulchini
 - Bob Grimm, PACT Committee
 - Andy Higham, Highway Department
 - Karl Knudsen, PACT Committee
 - Richard LeBlanc, PACT Committee
 - Erin Newnan, Town Clerk
 - Michael Oleson, Road Agent
 - Will Sable, Police Sergeant
 - Terry Trainer, PACT Committee

And others unknown to the Recording Secretary

1.3 Pledge of Allegiance

54 Chairman Landau led the attendees in the Pledge of Allegiance.

56 *1.4 Moment of Silence*

58 Following the Pledge of Allegiance, there was a moment of silence in memory of recently passed residents Marion Lagana and Brigadier General “Jack” Zito.

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1.5 Additions and Deletions

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Non-Public Sessions were added, on Employment and Reputation.

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1.5 Public Comment

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As no Members of the Public wished to be heard, Public Comment was closed at 7:06pm.

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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. There is a sheet in the Selectmen’s Office on which Selectmen can note their approval of past minutes.

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III. New Business

3.1 Town Clerk Erin Newnan – 149 Candia Road

80 Town Clerk Newnan appeared before the Board to discuss the disposition of two Town-owned tax deeded properties. Should the Town wish to sell the properties, there are two options: sealed bids or public auction.

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84 Selling the properties by public auction would cost the Town nothing, as the auctioneer collects his fee from the purchaser. The former owners must receive a 90-day notice in case they would like to repurchase the property before it goes to public auction. They have 30 days to inform the Town, in writing, of their intent to repurchase; they then have 30 days to pay all monies owed.

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The former owners of 149 Candia Road owe the Town \$136,339 at this point in time, but this amount may go up if the Town needs to winterize the property. After the Town receives its money, the Court decides how much the other creditors will receive. There are still personal items in the house; these can also be sold by the auctioneer.

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94 The former owner of the other property, which is land only, is from an estate. The Town has attempted to contact the estate’s representative with no success. This is a wetland; the Conservation Commission has indicated interest in the Town retaining this property.

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98 Selectman Cannon suggested that the two recommended auctioneers be asked to submit formal proposals showing the procedure, the costs, the liabilities, etc. He opined that it is likely that bidders will need to be pre-qualified and are likely to want to view the property before bidding; these should both be handled by the auctioneer.

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Chairman Landau noted that although the Town has sold tax-deeded land before, this is the first time that he has ever seen the Town dispose of a tax-deeded residence.

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3.2 Fulchini – Road Agent Michael Oleson re Snow Plowing

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108 Mr. & Mrs. Fulchini appeared before the Board to discuss damage to their property allegedly due to
110 improper snowplowing.

112 Mr. Fulchini stated that they had submitted RFA forms along with photographs of their property, and had
left telephone messages for Road Agent Oleson, but had not received a return call.

114 The Fulchinis live on the corner of Purington Lane and Harantis Lake Road. They stated that each
116 winter the snowplow driver pushes snow from Harantis Lake Road onto their property, tearing up the
grass and damaging their mailbox and stone wall. During a drainage clean-out, more grass was torn up
118 and a sprinkler head broken. Mrs. Fulchini added that often the snowplow driver pushes snow across
the mouth of their driveway after it has been cleared, necessitating a telephone call to their private
120 snowplow driver to return and clear it again. They estimate that it will cost ~\$500 to fix the damage,
and would like not only to be reimbursed but also to receive assurance that excessive snow will no
longer be pushed onto their property.

122 The Town has a deeded right of way of 50’ in that area, which equates to 25’ from the center line in
124 each direction. The road is 24’ wide; therefore, the Town’s easement extends 13’ onto the Fulchini’s
property. Only mailboxes, telephone poles, and utilities are allowed in the easement, not personal
126 property. Mr. Fulchini stated that the snow is being pushed more than 13’ onto his property. He would
like someone to come out and measure the area to see where the easement ends.

128 At 7:43pm, Road Agent Oleson joined the conversation. He stated that the stone wall is actually a
130 structure, which should be subject to a 50’ setback, the sprinkler head is 17’ from the center line, and
that there is grass in the Town’s easement. He added that there is no way to prevent snow from coming
132 off of the wing when the plow turns the corner; the snowplow driver is not unloading snow onto their
property on purpose. He also noted that by the direction the mailbox pole is leaning in the photograph,
134 there is no way that the Town’s plow hit it; additionally, if the Town’s plow had hit the mailbox, it would
have broken, not bent. He added that a few years ago, Mr. Fulchini had asked him to plow closer to his
136 property, and now he’s asking him not to plow so close. He concluded by saying that the Highway
Department cannot be hampered in the way they plow the snow.

138 Chairman Landau will telephone Jeff Adler from Dubois & King to arrange for a surveyor to come out
140 and measure the road and the Fulchini’s property. The Fulchinis will be alerted when this is scheduled.

142 The Fulchinis departed the meeting at 7:56pm.

144 *3.3 PACT Committee Appointments*

146 Mr. Castricone, Mr. Grimm, Mr. Knudsen, Mr. LeBlanc, and Mr. Trainer appeared before the Board to be
appointed to the PACT Committee. Terms of office were discussed, in order that all appointments not
148 expire at once. The final decision was that Mr. Castricone and Mr. LeBlanc would be appointed for two
years each, and Mr. Grimm, Mr. Knudsen, and Mr. Trainer for three years each.

150 **Vice-Chairman Trask moved to appoint Joe Castricone and Rich LeBlanc to the PACT
152 Committee for a term of two years each; Selectman Cannon seconded the motion. The vote
was four in favor with Selectman Buckley absent; so moved.**

154 **Vice-Chairman Trask moved to appoint Bob Grimm, Karl Knudsen, and Terry Trainer to the
156 PACT Committee for a term of three years each; Selectman Cannon seconded the motion.
The vote was four in favor with Selectman Buckley absent; so moved.**

158 Mr. Castricone then updated the Board on advances made by Chester Cable. Through its membership in

160 the New Hampshire Coalition for Community Media (NHCCM), which is a state-wide non-profit
162 organization formed for the purpose of supporting and fostering Public, Educational, and Government
164 (PEG) access television in New Hampshire, Chester now has the ability to download programs from other
166 Towns. They have purchased used equipment from Bedford at a great discount over new, and are
currently working on converting programs on VHS tape to digital. Chester Cable on Demand
(<http://chesternhtv.viebit.com>) is up and running.

166 Future plans include installing the “Tightrope/Carousel” system for Channel 22 so that School Board
168 meetings can be recorded and rebroadcasted.

170 The PACT Committee is always in search of volunteers; their email address is ChesterTV@gsinet.net.

172 The PACT Committee members departed the meeting at 8:15pm.

174 **IV. Selectmen’s Business**

176 *4.1 Roundtable*

178 *Selectman Cannon:*

- Nothing to report.

180

Vice-Chairman Trask:

- 182 • An employee had requested that the Town allow domestic partners access to benefits; this does
not affect the rate. The Board would like a definition of the term ‘domestic partners’ before
184 agreeing; Town Counsel Gorrow will be consulted.

186 *Selectman Hagan:*

- 188 • The Legion is hosting a BBQ for its members at 11am on Saturday, September 10th, 2016;
veterans are welcome to attend and join.

190 *Chairman Landau:*

- 192 • Town Fair is this coming Saturday, September 10th, 2016. The parade departs from Town Hall at
11:30am.

194 *4.2 Public Comment*

196 As no members of the Public wished to be heard, Public Comment was closed at 8:20pm.

198 *4.3 Non-Public Session*

200 **Chairman Landau moved that the Board go into non-public session under RSA 91-A:3 II (a)**
Public Employees, (b) Employment, and (c) Reputation; Selectman Hagan seconded the
202 **motion. The vote was four in favor with Selectman Buckley absent; so moved.**

204 The meeting room was closed at 8:21pm. Road Agent Oleson remained in the meeting room.

206 Road Agent Oleson departed the meeting room at 8:32pm.

208 The meeting room was re-opened at 8:55pm.

210 **Chairman Landau moved that the Board come out of non-public session; Selectman Hagan**
seconded the motion. The vote was four in favor with Selectman Buckley absent; so moved.

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214 **Chairman Landau moved that the minutes to the first non-public session, on Public**
216 **Employees, be sealed for a period of thirty (30) days; Selectman Hagan seconded the**
218 **motion. The vote was four in favor with Selectman Buckley absent; so moved.**

220 **Chairman Landau moved that the minutes to the second non-public session, on Reputation,**
222 **be sealed for an indefinite period; Selectman Hagan seconded the motion. The vote was**
224 **four in favor with Selectman Buckley absent; so moved.**

226 **Chairman Landau moved that the minutes to the third non-public session, on Public**
228 **Employees, be sealed for an indefinite period; Selectman Hagan seconded the motion. The**
230 **vote was four in favor with Selectman Buckley absent; so moved.**

232 **Chairman Landau moved that the minutes to the fourth non-public session, on Employment,**
234 **be sealed for a period of one (1) year; Selectman Hagan seconded the motion. The vote was**
236 **four in favor with Selectman Buckley absent; so moved.**

238 **V. Adjournment**

240 **Vice-Chairman Trask moved to adjourn the meeting; Chairman Landau seconded the**
242 **motion. The vote was four in favor with Selectman Buckley absent; so moved.**

244 The meeting was adjourned at 8:57pm.

246 Respectfully Submitted,
248 Debra H. Doda
250 Recording Secretary