

**Town of Chester
Board of Selectmen Meeting
Thursday, December 9th, 2010
Municipal Complex
Approved Minutes**

I Preliminaries

1.1 Call to Order

Chairman Landau called this meeting of the Town of Chester Board of Selectmen to order at 7:11pm.

1.2 Roll Call

Selectmen present:

Joe Castricone
Gene Charron
Stephen Landau
Michael Weider (arrived at 7:13am)

Selectmen absent:

Jack Cannon

Members of the Public present, at various times:

Janet Boyden, ZBA
Ray Boyden, Planning Board
Peter Broom
Barbara Dolloff
Midge Gould
Andy Higham
Ed Karjala, Recreation Department
Rhonda Lamphere
Michael Oleson, Road Agent
Liz Richter, Planning Board
Matt Rittenhouse, Tri-Town Times
Cynthia Robinson, Planning Coordinator
Carolyn Scott
Leroy Scott
Angela Sherwood, Finance Director
Brian Sullivan, Planning Board
Beth Swanson
Steve Tunberg
And other persons unknown to the Recording Secretary

1.3 Pledge of Allegiance

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

50 *1.4 Additions and Deletions*

52 The Recreation Chair and a potential new member have been added to the agenda, as well as two
54 non-public sessions, both on Litigation. One will be with Road Agent Oleson, and the other will be on
LeClair's.

56 *1.5 Public Comment*

58 As no members of the public wished to speak, Public Comment was closed at 7:12pm.

60 **II. Old Business**

62 *2.1 Approval of Minutes*

64 *December 2nd, 2010.* Selectman Charron moved to approve these minutes as drafted; Selectman
66 Weider seconded the motion. The vote was four in favor with Vice-Chairman Cannon absent; so
moved.

68 **III. New Business**

70 *3.1 Recreation Commission - Ed Karjala and Beth Swanson*

72 Mr. Karjala appeared in front of the Board to introduce Ms. Swanson, who is interested in becoming
74 a member of the Recreation Commission. She has attended a number of meetings, and Recreation
Director Sharon Mulrennan provided a letter to the Board recommending her.

76 Selectman Weider moved to appoint Beth Swanson as a member of the Recreation Commission;
78 Selectman Castricone seconded the motion. The vote was four in favor with Vice-Chairman Cannon
absent; so moved.

80 Ms. Swanson should contact Town Clerk Gagnon in order to be sworn in.

82 Mr. Karjala and Ms. Swanson departed the meeting at 7:17pm.

84 *3.2 Peter Broom - Proposed Non Public*

86 Chairman Landau moved that the Board go into Non-Public Session with Peter Broom under RSA 91-
88 A:3 II (c), Reputation; Selectman Weider seconded the motion. The vote was four in favor with
Vice-Chairman Cannon absent; so moved.

90 The Meeting Room was closed at 7:18pm.

92 The Meeting Room was reopened at 7:45pm.

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

96
98 Selectman Weider moved that the minutes to this non-public session be sealed for an indefinite
period; Selectman Castricone seconded the motion. The vote was four in favor with Vice-Chairman
Cannon absent; so moved.

100
102 Mr. Broom departed the meeting at 7:45pm.

104 *3.2 Budget Reviews*

106 3.2.1 Assessing

108 Selectman Weider was available to answer any questions on this budget.

110 The request for 2011-2012 is slightly lower than for the previous year; as usual, the amount
budgeted for Contracted Services continues to drop. There will be a Warrant Article for the re-
evaluation monies; last year's was #27 for \$75k. Scott Marsh is currently reviewing the vendors
112 who have bid on the re-evaluation work.

114 The Board had no questions on this budget.

116 3.2.2 Planning Board

118 Brian Sullivan, Ray Boyden, Liz Richter and Cynthia Robinson were available to answer any questions
on this budget.

120
122 The request for 2011-2012 is slightly lower than for the previous year. The printing request has
risen somewhat; this covers the printing of ballots and zoning ordinances. Consultant fees for
updating regulations and ordinances are covered under Contracted Services, and are also paid for
124 with grants.

126 The Recording Secretary request for the 2012-2013 budget is appreciably higher than in previous
years. Currently Planning Coordinator Robinson does the minutes; however, as the office is
128 expected to get busier, she will be performing more higher-level work, and will not have the time;
thus, an outside vendor will be needed.

130
132 Selectman Weider would like to discuss, at a later date, salaries. Mr. Sullivan indicated that part
of this discussion will be goals and objectives for Planning Coordinator Robinson.

134 Mr. Sullivan, Mr. Boyden, Ms. Richter, and Ms. Robinson departed the meeting at 7:57pm.

136 3.2.3 ZBA

138 Janet Boyden was available to answer any questions on this budget.

140 The request for areas where the budget has historically been exceeded, such as Recording
142 Secretary and Office Supplies, has been increased. The request for Dues, Subscriptions, and
144 Seminars has remained level, although little has been spent historically; some members are in need
of training. The request for Books and Periodicals covers updates that are purchased from LGC.

146 Mrs. Boyden indicated that if the ZBA gets busy, the cost for advertising and postage will go up;
however, any revenue generated under those lines goes into the general fund.

148 Mrs. Boyden departed the meeting at 8:02pm.

150 3.2.4 Emergency Management

152 3.2.5 Other Public Safety

154 Chief Tunberg was available to answer any questions on these budgets.

156 Chairman Landau stated that another Town has offered Chester an outside, lockable, walk-in
refrigerator; if the Board is amenable, he will work with Chief Tunberg to procure it. This could be
useful to store foodstuffs during a power outage.

158 Chief Tunberg had some questions for Selectman Castricone about using the Multi Purpose Room as
160 a shelter. For example, the bathrooms are inadequate; the shower only serves one adult at a time.
(Selectman Castricone has pricing for renovations.) In the kitchen, the surfaces around the sink
162 are wood, and could use a plastic laminate covering. Selectman Castricone asked Chief Tunberg if
there were requirements that needed to be met for the Multi Purpose Room to be designated as an
164 emergency shelter; apparently there are not, but the Red Cross has a set of standards that most
groups follow.

166 Chief Tunberg departed the meeting at 8:09pm.

168 3.2.6 Budget Committee

170 Rhonda Lamphere was available to answer any questions on this budget.

172 She stated that the request is largely unchanged; the plan is to keep members current and to put
174 together budget workbooks.

176 Chairman Landau asked about the postage line, pointing out that part of this budget is intended to
do a mailing for the School, which is not strictly Town business. Mrs. Lamphere agreed that this
178 was so; however, under SB2, the School is not obligated to put out a report until Deliberative
Session. The Budget Committee believes the Town should be notifying residents of this, and
180 alerting them to attend Deliberative Session. The postage line is not enough to cover two mailings.

182 Mrs. Lamphere departed the meeting at 8:18pm.

184 3.2.7 Building Inspector

186 Selectman Weider was available to answer any questions on this budget.

188 The salary request is unchanged from the previous year; this is for a part-time position. Should the
190 position become full-time, the request would be for \$45,760, not including benefits.

192 The request for Code Books remains level, although little has been spent historically. Apparently
the office is behind in all code books, and must be brought up to date.

194 There were no further questions on this budget.

196 3.2.8 Conservation

198 No members of the Conservation Commission were present, and this budget discussion will be
200 rescheduled to a later date.

202 3.2.9 Highway

204 Road Agent Oleson was available to answer any questions on this budget.

206 The Highway Budget request is up 9.9% over the previous year. Some affected areas are:

- 208 • *Road Agent Stipend* - Road Agent Oleson needs more hours to attend training and meetings
- 210 • *Drug Testing* - the vendor has raised its prices
- 212 • *Telephone* - the Highway Garage has an internet connection now, which is useful for tracking
214 weather; Road Agent Oleson provided the computer
- 216 • *Equipment Repair & Maintenance* - Selectman Castricone suggested starting an "Equipment
218 Maintenance" fund, somewhat like the "Winter Maintenance" fund, that could be drawn from
220 as needed. This would allow the budget line items to be cut in half, with the second half
222 going into that fund.
- *Plowing* - there will be three new roads, plus inflation
- *Salt* - the cost is up 10% this year
- *Asphalt* - the cost could go up 20% next year
- *Hired Equipment* - he has to rent equipment when the truck and backhoe break
- *Roadside Cleanup* - this is for mowing, disposal, etc. Chairman Landau asked that he break
out the disposal costs from last week's cleanup, in order to use them when drawing up the
illegal dumping ordinance discussed last week.

224 Asphalt and Crack Filling are well underspent at present, but this will change in the Spring.

226 Road Agent Oleson also has a number of prospective Warrant Articles.

- 228 1. Two new trucks at the cost of \$240k. One would be a 36,000 GVW Plow/Sand/Brine truck,
230 and the other be a 14-17,000 GVW Sand/Plow/Dump truck, both on a 5-year lease with a \$1
buyout. The plan would be to save to replace Truck #2 after 5 years, and then save to
replace Truck #1 after 10 years. Selectman Weider suggested that he visited the City of

232 Nashua to discuss their trucks. With two new trucks, as well as the existing one, more
233 plowing could be done for the Town, such as the School and the Transfer Station. Perhaps a
234 third, seasonal person could be hired to operate the old truck for that purpose. Chairman
Landau wants to be sure that it is worth it for the Town to do that plowing itself rather
than subbing it out.

- 236 2. A Road Bond for the same roads as on the Warrant Article that did not pass last year. He
237 would request something between \$2.5 - \$10m, whatever the Board feels will pass. Chairman
238 Landau stated that he would like to see the Warrant Article specify that the Board would
239 manage this Bond along with the Road Agent in order to avoid the problems that arose with
240 the last Bond. Road Agent Oleson opined that now was the time to borrow money, as
241 interest rates are low. He will bring a cost breakdown (each road's full cost, in order of
242 importance, including engineering) to the next meeting, although asphalt costs are bound to
fluctuate.
- 244 3. \$500k, should the Road Bond not pass, in order to do some work on Shepherd Home and
Great Oak.
- 246 4. Funds to match the State's contribution for the repair of Fremont Road Bridge. He will
247 have exact figures in March. Although Selectman Weider would like to repair all of
248 Fremont Road at the same time, there is no engineering in hand, and Road Agent Oleson
does not want to wait to do this work in case the State funds go away.
- 250 5. \$50k in an account to purchase start/stop sand/salt controls for plow trucks. This will cost
251 \$8-10k per vehicle, for 8-9 vehicles. Contractors are unlikely to make that expenditure
252 themselves; they will simply stop plowing. The Bill has yet to pass, but it seems likely to do
so.

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Road Agent Oleson departed the meeting table at 9:28pm.

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IV. **Selectmen's Business**

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4.1 *Roundtable*

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Selectman Weider:

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- Vice-Chairman Cannon received a telephone call from a resident behind the Senator Bell Farm. S/he wishes to do something with 3-400 motorcycles. There are no further details at this time.
- The Planning Board is voting on impact fees for highways in December. All new subdivisions after January 1st, 2011 will be subject to these fees. Impact fees for Recreation and Fire will soon follow. The term "Offsite Improvement" will be replaced with "Impact Fees".

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Selectman Castricone:

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- Nothing to report.

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Selectman Charron:

- Nothing to report.

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Chairman Landau:

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- He received a letter about the 8 Sunset Road property from the law firm representing the

278 former owner. The repurchase date is January 31st, 2011. Chairman Landau has discovered
280 that he is related to a principal in said law firm, so he has recused himself from the matter.
282 Selectman Weider would like to see the Warrant Article that Town Clerk Gagnon
284 referenced last week; Chairman Landau will ask her for a copy. Once that is obtained, the
286 remaining Board members are in favor of allowing the repurchase.

- 288 ● He received a letter from Town Counsel about the proposed Illegal Dumping ordinance. A
290 copy will be in the Selectmen's Office, and he would like to discuss it at next week's
292 meeting. Selectman Charron stated that he had read the article in the Tri-Town News, and
294 was shocked at the disrespect shown by the dumpers. He would be interested in instituting
296 a "crimewatch". Selectman Castricone stated that it would behoove residents to turn in
298 dumpers, as the cost to clean up comes out of their tax dollars.
- The food at the Employee Christmas Party will be paid for out of private funds, not out of
Town money.
- There are problems with the plans for the Wason Pond Dam repair. State Engineer Chuck
Corliss still has questions on it, but the permit should be available next week. One of the
changes is replacing the steel weir with a rebar-reinforced concrete one. DBU plans to
begin work next week; if this does not happen, Chairman Landau will call an emergency
meeting of the Board.
- He attended the LeClair hearing today with Attorney Tierney, Interim Building Inspector
Flanders, Fire Chief Antoine, and Police Chief Burke. LeClair did not show up, and the court
granted the Town's motion.

298 4.2 *Public Comment*

300 Bob Latham <?> of Donna Road stood and was recognized. He stated that Fremont Road needed the
302 base fixed before a wear coat could be applied. He asked how the process was going for permits on
304 the St Croix property; Chairman Landau stated that the permit is with the wetlands bureau. He
also opined that Road Agent Oleson is doing a good job putting up with the Board of Selectmen.

306 Leroy Scott stood and was recognized. He asked if the Board was doing anything about Earned
308 Time. Selectman Weider stated that they are, and are specifically looking at instituting Long Term
and Short Term Disability insurance. This cannot be done for Earned Time eligible employees, so
310 Earned Time would have to be abolished and the accrued time funded. Currently this is an unfunded
liability, and the Town only pays employees this time when they leave the Town's employ. This only
312 applies to some Public Safety employees, and was instituted under the previous Chief. Mr. Scott
replied that it was his understanding that if Towns do not handle the issue, the State may step in.

314 As no other Members of the Public wished to be heard, Public Comment was closed at 9:49pm.

316 4.3 *Non-Public Sessions*

318 Chairman Landau moved that the Board go into Non-Public Session with Road Agent Oleson under
RSA 91-A:3 II (e), Litigation; Selectman Weider seconded the motion. The vote was four in favor
320 with Vice-Chairman Cannon absent; so moved.

322 The Meeting Room was closed at 9:52pm.

324 The Meeting Room was reopened at 10:25pm.

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

328
330 Selectman Weider moved that the minutes to both non-public sessions be sealed for an indefinite
period; Selectman Charron seconded the motion. The vote was four in favor with Vice-Chairman
Cannon absent; so moved.

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334 **V. Adjournment**

336 Selectman Weider moved to adjourn the meeting; Selectman Charron seconded the motion. The
vote was four in favor with Vice-Chairman Cannon absent; so moved. The meeting was adjourned at
10:27pm.

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340 Respectfully Submitted,

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Debra H. Doda