

**Town of Chester
Board of Selectmen Meeting
Thursday, January 29th, 2009
Town Hall
Approved Minutes**

I Preliminaries

1.1 Call to Order

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

1.2 Roll Call

Selectmen present:

Jack Cannon
Mark Harris
James Hassam
Stephen Landau

Selectmen absent:

Robert Brown

Members of the Public present, at various times:

Tom Malley, Building Inspector
Steve Moltenbrey, Recreation Coordinator
Michael Oleson, Road Agent
Shawn Patenaude, Dubois & King
Mr. Pepper
Matt Rittenhouse, Tri-Town Times Reporter
Carolyn Scott
Leroy Scott
Jeff Tucker, Dubois & King
And other persons unknown to the Recording Secretary

1.3 Pledge of Allegiance

Chairman Hassam led the attendees in the Pledge of Allegiance.

1.4 Public Comment

As no members of the Public wished to speak, the Board closed Public Comment at 7:04pm.

II Appointments

2.1 *Jeff Tucker – Edwards Mill & Wason Pond Dams Update*

Mr. Tucker appeared before the Board with his colleague, Shawn Patenaude.

Edwards Mill Dam

- Mr. Tucker inspected the Edwards Mill Dam in both Spring and Fall of 2008, with empty and full ponds, in order to address the letters of deficiency and to inspect the erosion. He reviewed historical documents and photographs to confirm that the dam has not changed. He stated that the concrete was in good condition, but that the top of the earthen dam had some issues that were addressed and no longer a concern. A storm event would have to top the 500-year flood plain in order to overflow the concrete.

The Dam Bureau mistakenly identified an area as the spillway, and there is some cribbing in that area that Ms. Levergood requested to be removed, as it would impede water flow. This area is not the spillway; this error has been corrected. Vice-Chairman Cannon asked if the cribbing still needed to be removed. Mr. Tucker stated that it did not; he is unsure of the stone wall's stability if it is removed. A long-term solution would be to install concrete knee walls.

Mr. Tucker also inspected the downstream erosion, and does not believe that it is caused by any Edwards Mill events. On the contrary, he stated that the pond reduces the velocity and volume of water in the stream. However, it does need to be monitored after storm events, in order to protect the dam as erosion moves upstream. Vice-Chairman Cannon stated that the Town attempts to help mitigate this by opening valves at the concrete dam during storm events.

Mr. Tucker will provide a written report by the next Board meeting.

Wason Pond Dam

- Mr. Tucker and Mr. Patenaude are working to address deficiencies and developing a new design for the Wason Pond Dam. The hydraulic capacity of the spillway needs to be increased. The original plan was for a three-sided concrete box, at the cost of approximately \$275K. Mr. Patenaude has suggested instead a labyrinth weir made of steel plates, at a 10-15% savings. More water can flow through with this design; the steel has longevity and fits in a confined area; it is easy to construct and install; it is less expensive than concrete. DES has yet to evaluate this plan, but some of Grace Levergood's questions as to stability, seepage, and capacity were answered in a satisfactory fashion.

The crest needs to be re-graded and leveled in order to prevent flow concentrations. It will be designed for a 100-year storm. The sluiceway will be lowered 4'.

The drainpipe in the pond is required, and will stay; an additional pipe will be installed in the concrete wall downstream. This pipe will control the water level;

freeboard will no longer be necessary. There will be a gate and a valve upstream. There will also be a security fence and they are considering installing a pedestrian bridge over the dam, which the Board had previously considered and found favorable.

New Hampshire law requires that engineers must observe the construction of this dam in order to sign off on it; Dubois & King are prepared to act as project managers. Vice-Chairman Cannon suggested that they attend Town Meeting in May to give a small presentation on the job. Selectman Landau would like to begin getting bids; Warrant Articles must be in by March. Mr. Tucker stated that Dubois & King would be submitting their permit report to the state in February, so it would be possible to have a price estimate by then. The Fire Department wants to dredge the pond and install a dry hydrant; that work could be done at the same time. Mr. Tucker suggested a mid-July starting date. This work is on the state's list for stimulus funding. There are still funds in the engineering Warrant Article.

Leroy Scott stood and was recognized. He asked if the sluiceway was lowered 4', would this mean the pond would be lowered also? The answer was no – the pond will remain at its normal levels.

Mr. Tucker and Mr. Patenaude departed the meeting at 7:57pm.

2.2 *J.R. Pepper Electric – Stevens Hall*

Mr. Pepper appeared before the Board to discuss the work being done at Stevens Hall. Specifically, he is disturbed that the Town's bid & purchase policy was apparently not followed. He asked where the specs had come from; what newspaper it had been advertised in; and when the sealed bids had been publicly opened. Apparently, Selectman Brown had the answers to those questions and was absent. Vice-Chairman Cannon stated that the work was an emergency; Mr. Pepper disagreed. Mr. Pepper stated that in his opinion, something was going on and he had his suspicions.

Mr. Pepper departed the meeting at 8:07pm.

2.3 *Tom Malley, Building Inspector*

Building Inspector Malley appeared before the Board with issues he thought should be discussed in non-public session for confidentiality purposes. After perusing his paperwork, the Board suggested that it was possible to remain in public session as long as names were not named, and Building Inspector Malley agreed.

1. A Townsperson is selling his home under affordable housing requirements, and needs a monitor. Building Inspector Malley would like the Board to designate one. The assessor was suggested.

Selectman Harris moved that the Board of Selectmen designate the Town Assessor as the

Affordable Housing Requirements Monitor; Vice-Chairman Cannon seconded the motion.

Selectman Landau suggested that the Building Inspector be designated as the Assessor's backup. Selectman Harris withdrew his motion; Vice-Chairman Cannon withdrew his second.

Selectman Landau moved that the Board of Selectmen designate the Town Assessor as the primary Affordable Housing Requirements Monitor with the Building Inspector as backup; Vice-Chairman Cannon seconded the motion. The vote was four in favour with Selectman Brown absent; so moved.

2. Building Inspector Malley believes that there will be many confidential items coming to his attention this year, and would like a private space to meet with townspeople. It was suggested that he use the meeting room, as the door can be locked.

3. Building Inspector Malley stated that there were a large number of illegal housing units in town, and that would be his new focus.

Building Inspector Malley departed the meeting at 8:15pm.

III Meeting Business

3.1 Roundtable

Chairman Hassam

- Nothing to report.

Selectman Landau

- The transmission is broken on the fire truck with the broken pump; it will cost another \$5-10k to repair. Fire Chief Antoine has borrowed a truck from Auburn and plans to retire the broken truck. Selectman Landau would like to send a letter of thanks to the Auburn Board of Selectmen. Selectman Harris would like Fire Chief Antoine to come to the Board meeting next week.
- He has looked at some grants; one, an economic stimulus grant, requires that the Town's unemployment rate be higher than the national average of 7.2%. This will be investigated.
- He will be attending a meeting of the New Hampshire Municipal Association on Friday, January 30th, to discuss the reduced revenue and layoffs expected from the state.
- He plans to re-investigate the 10-year bond rate, as recent information revealed that the 20-year bond rate was higher than he expected. Vice-Chairman Cannon asked if the dam work should be done under a bond; Selectman Landau stated that as it was a long-term investment, that was certainly an option to be considered.

Selectman Harris

- Nothing to report.

Vice-Chairman Cannon

- He has edited the Post Office lease, and Diane Gorrow has looked at it. Some of the items changed are the rent amount, escalation clause, grounds/maintenance fee, lease renewal, termination, choice of law, sublet and assignment, alterations, claims and disputes, indemnifying each other, insurance, and hold harmless. He will submit it to the Post Office, and await their response. This is a 5-year lease, so it might need to go in front of Town Meeting; he will consult with Town Clerk Barbara Gagnon.
- There is an unused vault in Stevens Hall to which only Town Clerk Gagnon has the combination. The reason that Town Clerk Gagnon is the only person to have the combination is due to a vote mandating same by a previous Board of Selectmen. There is no need for power to be run to the vault; in fact, in the future, Selectman Landau would like to see the door removed for safety's sake.

3.2 Public Comment

Leroy Scott stood and was recognized. He asked where Selectman Brown was; Selectman Harris stated that he was working. Mr. Scott suggested that Selectmen should only be paid for the meetings that they actually attended.

Vice-Chairman Cannon stated that meeting attendance is not the only work that the Selectmen do for the town; that they perform their duties on other days/evenings and weekends as well. Mr. Scott stated that one Board member has missed about 50% of the meetings, and as such is not representing the taxpayers.

As no other members of the Public wished to speak, Public Comment was closed at 8:39pm.

3.3 Adjournment

The meeting was adjourned at 8:39pm.

Respectfully Submitted,

Debra H. Doda