

**Town of Chester  
Board of Selectmen Meeting  
Thursday, October 22<sup>nd</sup>, 2009  
Municipal Complex  
Approved Minutes**

**I Preliminaries**

*1.1 Call to Order*

Vice-Chairman Cannon called this meeting of the Town of Chester Board of Selectmen to order at 7:01pm.

*1.2 Roll Call*

Selectmen present:

Jack Cannon  
Joe Castricone  
Stephen Landau

Selectmen absent:

Robert Brown  
James Hassam

Members of the Public present, at various times:

Barbara Dolloff  
Patricia Martin, Administrative Assistant  
Bob Pepper  
Matt Rittenhouse, Tri-Town Times  
Carolyn Scott  
Leroy Scott  
Ted Scott  
And other persons unknown to the Recording Secretary

*1.3 Pledge of Allegiance*

Vice-Chairman Cannon led the attendees in the Pledge of Allegiance.

*1.4 Additions and Deletions*

During the discussion about the salvage yard, some will be in public, and some in non-public.

*1.5 Public Comment*

As no members of the Public wished to speak, Public Comment was closed at 7:03pm.

## **II Appointments**

### *2.1 Hilary Hall - Update Stevens Memorial Hall*

Ms. Hall appeared before the Board to discuss the rededication of Stevens Memorial Hall. A third meeting of the committee, which was well attended, was held on Monday, October 19<sup>th</sup>, 2009.

The piano restoration is on hold until enough money can be raised to do all of the work; however, the Historical Society will be purchasing the tripod dolly and the cover now. Selectman Landau has spoken to the Town Employee who writes grants; they are researching a grant to repair the piano. The piano itself cost ~\$5,000 in 1910; at today’s prices, it could cost ~\$75,000. The restoration should cost \$23,000.

A scriptwriter friend of Jean Methot is writing a ~45 minute play about the 1907-1910 time frame, covering the bequeath, controversy, and construction of Stevens Hall. This script should be complete by the end of February.

Thursday and Friday night of rededication weekend starting at 5:00pm, there will be an open house. The play will be presented on the Saturday of rededication weekend along with musical entertainment and the rededication ceremony, between 11:00am - 1:00pm, followed by an ice cream social. Other activities planned are a humorist, period music, and the Chester Dancers. There will be a program, and ads will be sold. The Historical Society will be purchasing a plaque commemorating the occasion for the outside of Stevens Hall. Costs are still being calculated.

Insofar as renovations are concerned, the paneling has been removed from the dining room walls, and the plaster underneath is in decent shape. Repairing it will be a smaller job that had been expected. Ms. Hall suggested that perhaps the Maintenance Department could do the job. Selectman Brown will be asked to call her. The floors have yet to be done. Vice-Chairman Cannon asked if anything could be done to address delicate areas where there will be much public traffic. Selectman Landau stated that plans were in hand, but there were no funds available. Ms. Hall suggested that the Building Inspector be asked to look at the building for traffic purposes. She asked about the elevator. Selectman Landau stated that it once again has mold. Ms. Hall stated that since the electrical overhaul, it appears to be out of service more than not. She believes it is not getting enough power. Administrative Assistant Martin will follow up with Selectman Brown on the elevator.

Once the rooms are painted, the Historical Society plans to purchase period lighting. The Chester Girl Scouts have a project in mind - they will present it to the Board for approval.

The next meeting will be on Monday, November 9<sup>th</sup>, 2009; the meeting after that will be on Monday, January 11<sup>th</sup>, 2010. There will be no meeting in December.

Ms. Hall departed the meeting at 7:37pm.

## **III Old Business**

### 3.1 *Emergency Generator - Municipal Complex*

Selectman Castricone has reworked the proposal, changing the size of the generator and adding more general specifications. Per Town Counsel, using only one generator does not violate the Warrant Article. Selectman Castricone had been informed that the Town normally uses ~30kw normally; during an emergency it might double - so a 100kw generator should suffice. Vice-Chairman Cannon asked if that would be sufficient power for starting up the generator. As Bob Pepper, an electrician, was in attendance, he was asked to join the board at the meeting table to assist with these questions.

Mr. Pepper was unaware of the 30kw figure, but stated that the Town’s usage information could be found on the electric bills. He suggested that the Town would be better served with two generators rather than one, as if one failed the Town would still have backup. Selectman Castricone countered that only one generator meant less maintenance. Mr. Pepper stated that having only one generator called for a longer trench, and larger wire and conduit. Vice-Chairman Cannon suggested leaving that decision up to the bidders. Mr. Pepper stated that in that case, the bids could not be compared “apples to apples”. Selectman Castricone stated that with a 12-week turnaround time to procure a generator, the work cannot be done this year - it’s too close to winter. Mr. Pepper stated that two smaller generators could be procured faster than one larger.

Selectman Landau asked if Dubois & King had been asked for a proposal. Selectman Castricone stated that he had received his information from four experts.

The Board thanked Mr. Pepper for his input.

Selectman Castricone will send this new information to the previous bidders. He has also created a new final page that will serve as a synopsis of each bid, allowing comparison. New bids will be due by Thursday, November 5<sup>th</sup>, 2009 at 12:00 noon.

### 3.2 *Wason Pond Community Center Well Update*

Selectman Landau attended the Tuesday, October 20<sup>th</sup>, 2009 meeting with the State and winning bidder, Skilling and Sons. A special sign must be erected before any work can be done; Administrative Assistant Martin has the required language and three bids. The government prefers that a minority/woman-owned business be hired to make the sign. Two of the bids are minority/woman-owned; the third is applying for status. Selectman Landau would prefer to go with the local bidder. The cost for the sign is covered in the grant. Skilling and Sons were pleased that the site was dowsed. They expect the drilling to take 3-4 days. The pump system will be moved to the back of the building.

Selectman Landau moved to award the sign project to A-Graphics Design & Print Source, the cost not to exceed \$250; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.

Selectman Landau stated that the old well must be filled in. Skilling & Sons could do the work, but the Town is doing the excavation themselves. A clay material is needed. The cost is unknown, but

funds will be available in the grant to cover it.

Selectman Landau moved that the old well be filled in; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.

*3.3 LeClair’s Update - Proposed Non-Public*

Selectman Landau has spoken with Attorney Michael Tierney about locking the business side of LeClair’s. He will be proceeding with the appropriate action. The Town needs to gather as much pertinent information as possible from the departments that have been involved. Action is expected within two weeks. The EPA has indicated that the Town can take the property without incurring responsibility for the cost of cleanup. However, Attorney Tierney would prefer that the property be secured. A statement will be made in the future.

The remainder of this discussion will be in non-public session and will take place after the close of the public session.

**IV Meeting Business**

*4.1 Approval of Minutes, 10/8/09 & 10/15/09*

This subject was not discussed tonight.

*4.2 Transfer Station Snowplow Bids*

One bid was received last week from a previous plower; two additional bids were received this week. All bidders are local. Selectman Landau opened them.

<b>Vendor</b>	<b>Season</b>	<b>Cost per season per vendor</b>	<b>Other</b>	<b>Monthly Cost as calculated by Board</b>
M&M Landscaping	12/1/09 - 5/1/10	\$7,250	\$413 per event if preferred	\$1,450
Eric’s Lawnmowing	12/1/09 or first event - no end date	\$10,000 (10 biweekly payments of \$1,000)	\$80/hr to push back snow \$75 additional salting and sanding	\$2,000
Ted Scott	11/1/09 - no end date	\$8,260	\$385 one-time loader charge included	\$1,400

According to the Board’s calculations, Ted Scott’s bid is the lowest. It is not certain that M&M’s bid includes all necessary services.

Vice-Chairman Cannon moved that the Board award the Transfer Station Snow Plow bid to Ted Scott; Selectman Castricone seconded the motion. The vote was two in favour with Chairman Hassam and Selectman Brown absent and Selectman Landau abstaining; so moved.

#### 4.3 Roundtable

##### *Selectman Landau*

- The elm tree discussed at previous meetings has been delayed until the Spring. The Boy Scouts will plant it in a site yet to be determined on the Wason Pond property.
- He has authorized a metal frame be made at the approximate cost of \$500 to hold the glass container at the Transfer Station, as the vendor is not returning it to the optimum position. It is coming too close to the plastic compactor, which makes it difficult to empty, and leaves it vulnerable to damage.
- He has completed some paperwork for the Department of Commerce about the Wason Pond Dam. This will be a monthly procedure until the dam is repaired.

##### *Selectman Castricone*

- Nothing to report.

##### *Vice-Chairman Cannon*

- He asked if anyone had noticed the piece of tree that had fallen at the Wason Pond back gate. It will need to be cleared away.
- This coming Friday, October 23<sup>rd</sup>, 2009, Chester College is holding a Harvest Party from 6:30pm - 8:30pm at their Library.
- The agenda for the Department Head meeting on Thursday, November 5<sup>th</sup>, 2009, is being prepared. Department Heads are expected to give a financial and operational overview, and discuss any 2010/2011 budget thoughts. Each Department Head will have no more than 15 minutes.
- He had various items to be signed, including the prosecutor’s contract and some timber tax. Selectman Landau moved that Vice-Chairman Cannon sign the prosecutor’s contract; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.
- The tax rate setting will take place on Friday, October 23<sup>rd</sup>, 2009, at 2:30pm in the Meeting Room. The camera will be on. He would like to reduce the tax rate based on the surplus, but does not recommend using the unexpended fund balance. Selectman Landau spoke in favour of keeping the tax rate level in order to avoid spikes.

#### 4.4 Public Comment

As no members of the Public wished to speak, Public Comment was closed at 8:19pm.

#### 4.5 Non-Public Session

Selectman Landau moved that the Board go into non-public session with Administrative Assistant Martin under RSA 91 A:3 II (e), Litigation; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.

The meeting room was closed at 8:21pm.

The meeting room was re-opened at 8:35pm.

Selectman Landau moved that the Board come out of non-public session; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.

Selectman Landau moved to seal the minutes to the non-public session for an indefinite period; Selectman Castricone seconded the motion. The vote was three in favour with Chairman Hassam and Selectman Brown absent; so moved.

4.5 *Adjournment*

The meeting was adjourned at 8:36pm.

Respectfully Submitted,

Debra H. Doda