

**Town of Chester  
Conservation Commission  
July 23, 2019  
7:00 PM  
Approved Minutes**

**Present:**

Chairman Victor Chouinard  
Selectman Chuck Myette, Liaison  
Kristina Snyder  
Kathleen Neff Ragsdale  
Ted Broadwater  
Deb Munson

**Absent:**

Baron Richardson  
Aaron Hume

**Guests:**

Selectman Stephen Landau

**Call to Order:**

Chairman Chouinard called the meeting to order at 7:00 pm.

**Special Public Hearing**

Chair Chouinard noted the purpose of the meeting concerns two purchases for review. Two purchases of two parcels each, to be paid for out of Conservation Commission funds. The first, the Scott Currier property is 33 acres, Map 3, Lot 23 with a two-acre access parcel Map 13, Lot 10 approximately 2.5 acres located on Hazelton Mill Road in the Town of Sandown, NH for \$110,000. Selectman Myette added the parcels would add to a number of parcels in that area to make a contiguous trail system.

Selectman Landau asked about the taxes due on the parcels and whether they will be adjusted out of the purchase price or exclude taxes? Chair Chouinard advised \$59,600 is for two acres and \$30,000 on the Chester property. Selectman Landau opined the property is appraised for \$90,000 and is being purchased for \$110,000; have a problem with not collecting taxes; taxes should be taken out.

Chair Chouinard noted the next step was for the purchase to go before the Board of Selectmen.

Mrs. Neff Ragsdale asked what the back taxes were? Selectman Myette advised they were under \$4,000. Mrs. Neff Ragsdale asked the precedent for forgiving taxes? Selectman Landau noted for one or two, this is going on four. Mr. Broadwater indicated he was not in favor of setting precedents but also did not want the deal to fall through over \$4,000. Mr. Broadwater asked if Town could repossession over this? Selectman Landau noted property goes into tax sale

after three years. Some people give up for Conservation land. Not getting \$4,000 that was owed in back taxes – need to try to negotiate that. Selectmen Myette noted appraisals are not 100% either. Chair Chouinard noted the Town is not responsible for the back tax due to Sandown.

Chair Chouinard would like to get on the BOS agenda for Thursday.

***Mrs. Neff Ragsdale motioned to accept the purchase and sales agreement. Mr. Broadwater seconded the motion. Selectman Myette abstained. Voting were 5 in favor, none opposed and one abstention, so moved.***

Chair Chouinard advised the second parcels are identified as the Illig property, #7-60-1 which is approximately 16 acres located on Candia Road and #7-62-1 which is approximately 6.1 acres located on Norton Road with a purchase price of \$40,000. Assessment is \$33,000 @ 92% of value. Selectman Myette noted they are looking to cover realtor fees.

***Ms. Munson motioned to accept the purchase and sale agreement. Ms. Snyder seconded the motion. Selectman Myette abstained. Voting were 5 in favor, none opposed and one abstention, so moved.***

## **Adjournment**

***Ms. Snyder motioned to adjourn the meeting. Mr. Broadwater seconded the motion. Selectman Myette abstained. With 5 in favor and 1 abstention, so moved.***

The meeting was adjourned at 7:22 PM.

Respectfully submitted,

Daniel Hoijer,  
Recording Secretary