



Town of Chester  
Selectboard  
84 Chester Street  
Chester, NH 03036  
Phone: (603) 887-3636 x114  
E-mail: [ChesterBOS@ChesterNH.org](mailto:ChesterBOS@ChesterNH.org)

*Charles F. Myette, Chairman, '25*  
*Stephen O. Landau, '24*

*Steven M. Couture, Vice-Chairman, '24*  
*Dana Theokas, '26*

*Richard S. Trask, '26*

### **BOARD OF SELECTMEN MEETING AGENDA**

*Date of Meeting: August 17<sup>th</sup>, 2023 @ 6:00 PM – Meeting Room*

*Broadcast on Channel 6 and streamed on [Government \(cablecast.tv\)](https://www.governmentcablecast.tv) – click "Watch Now"*

#### **I. PRELIMINARIES:**

- 1.1 6:00 PM Call the Meeting to Order
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Chairman's Additions or Deletions
- 1.5 Public Comment (10 minutes)

#### **II. APPOINTMENTS**

- 2.1 Conservation Commission Easements
- 2.2 Chester Academy Communication Survey

#### **III. BUSINESS:**

- 3.1 Emergency Management Plan Review

#### **IV. CONSENT AGENDA:**

- 4.1 Current Use Application
- 4.2 Minutes 7-27-23 and 8-3-23
- 4.3 Land Use Change Tax

#### **V. SELECTMEN'S ITEMS:**

- 5.1 Chairman's Announcements
- 5.2 Roundtable
- 5.3 TA Report
- 5.4 Action Items
- 5.5 Potential Non-Public Sessions

#### **VI. ADJOURNMENT:**

**PLEASE NOTE:** *To be added to the next agenda, please contact the Board of Selectmen's office by phone, in-person, or by email by 12pm Thursday prior to the next meeting. Please include any applicable documentation at this time for the Board's review. Agenda items may be added or deleted without notice.*

THIS IS A TRANSFER TO A TOWN AND IS  
EXEMPT FROM THE NEW HAMPSHIRE  
REAL PROPERTY TRANSFER TAX  
PURSUANT TO RSA 78-B:2, I

RETURN TO:  
Town of Chester  
Conservation Commission  
84 Chester Street, Chester  
NH 03036

Property Located in Chester, NH

### **DECLARATION OF CONSERVATION EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS, that**

The **TOWN of CHESTER**, a municipal corporation with a principal place of business at 84 Chester Street, Chester, County of Rockingham, NH 03036 (hereinafter referred to as the "Town", which shall, unless the context clearly indicates otherwise, include the Town's successors and assigns)

DECLARES that a CONSERVATION EASEMENT be placed on

The following described land located in the Town of Chester, NH:

The 7.38 acre parcel being known as the Finney Conservation Area being unimproved land situated in the Town of Chester, County of Rockingham, State of New Hampshire and being shown as Lot 12-14-3 on a plan entitled "Plot Plan of Land located near Lane Road in Chester, N.H. Owner of Record: Percival M. Jr. and Marita J. Lowell, Scale 1"=50', Date: October 17, 1989" B.V. Pearson Associates, Inc. Land Surveyors and Engineers recorded as Plan #D-19951 of the Rockingham County records said parcel more particularly described in APPENDIX A attached hereto.

The CONSERVATION EASEMENT (herein referred to as the "Easement")

#### 1. **PURPOSES**

The Easement hereby granted is pursuant to NH RSA 477:45-47 and RSA 482-A, exclusively for the following conservation purposes:

A. The preservation and conservation of open spaces, particularly the conservation of the productive wetlands, vernal pools and uplands of which the Property consists and of the wildlife habitat thereon; and in order to permanently protect said area for nature study and recreation, and to enhance and maintain the scenic, wildlife, and forest that are an intrinsic part of Chester's valuable rural character for the benefit of the Town of Chester and its citizens.

B. The scenic enjoyment of the general public;

The above purposes are consistent with the clear conservation goals and/or objectives as stated in the 2015 Master Plan of the Town of Chester, which states as a goal:

- ◆ Promote the preservation and utilization of open space land, giving careful attention to water resources, steep slopes and agricultural lands

and as objectives:

- ◆ Implement the Chester Open Space Plan and identify local priorities for open space protection that will conserve water resources, steep slopes, and agricultural lands

and with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage conservation, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources."

All of these purposes are consistent and in accordance with the U.S. Internal Revenue Code, Section 170(h).

The Easement hereby granted with respect to the Property is as follows:

## 2. USE LIMITATIONS

A. The Property shall be maintained in perpetuity as conservation land in its relatively natural state, without there being conducted thereon any industrial or commercial activities, except as may be permitted under section 3.E. below.

B. The Property shall not be further subdivided or otherwise divided into parcels of separate distinct ownership.

C. No structure or improvement of any kind (including without limitation, fences, roads, sheds, and barns, or any type of trailer, radio transmission or receiving device, or compost bin) shall be constructed, placed or introduced onto the Property.

D. No removal, filling or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed on the Property.

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Property. However, the Town may erect and maintain signs designating the Property as land under the protection of the Town.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on or from the Property.

G. There shall be no dumping, injection, burning, or burial of any materials (including, without limitation, soil, manure, grass clippings, rubble, refuse, trash, vehicles or vehicle bodies or parts, tanks, barrels, appliances, machinery, and radioactive or hazardous waste) on the Property.

H. There shall be no cutting or removal of any vegetation on the Property except as specified in Section 3.

I. No part of the Property shall be used to provide legal or physical access to any road or other parcel of land except in the sole discretion of the Town to another parcel of conservation land or to facilitate the same.

J. There shall be no operation of motorized vehicles on the Property, including, but not limited to, snowmobiles, dune buggies, motorcycles, and all-terrain vehicles, except as specified in Section 3.

K. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited.

### 3. RESERVED RIGHTS

The Town reserves the following rights, through its administrator, the Chester Conservation Commission, to:

A. Construct and maintain trails for hiking, cross-country skiing and other low impact transitory recreational uses, and to construct and maintain related ancillary structures, such as a bench or bridge, all as not detrimental to the purposes of this Easement. New trails will be established according to a plan prepared by the Town or its administrator.

B. To post against hunting or not to post as may be desired from time to time.

C. To prohibit the use of all motorized vehicles of any or all kinds except for emergency vehicles, police and fire, which shall be allowed to respond to an emergency or complaint without first obtaining permission from the Town or its administrator, but who shall notify them of any and all incidences.

D. To remove any living or downed trees, for forestry purposes, or that pose a hazard, or are diseased, are infested with invasive insects, and to remove invasive plants or shrubbery as

specified in Section E below.

E. When removing trees, invasive plants or shrubbery the administrator and its agents and assigns will follow the recommendations specified in the document entitled "Logging BMP's to Protect Surface Waters, Wetlands and Soils." For removal of trees for forestry purposes, the Town, its administrator and agents or designees, shall follow a harvest cycle of 12 to 20 years to allow impacted resources to recover. Prior to logging the administrator may contract with a forestry consultant and flag any trees to be removed or not be removed or to make recommendations on the limits of recommended disturbance.

#### 4. BENEFITS, BURDENS, AND ACCESS

A. The burden of the Easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of this Easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government or any subdivision of either of them, consistent with Section 170(c)(1) of the U.S. Internal Revenue Code of 1986, as amended, or to any qualified organization within the meaning of Section 170(h)(3) of said Code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this Easement. Any such assignee or transferee shall have like power of assignment or transfer.

B. The Town, its administrator and their agents and designees, shall have reasonable access to the Property and all of its parts for such inspection as is necessary to determine compliance with and to enforce this Easement and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Easement.

#### 5. ADDITIONAL EASEMENT

Should the Town and/or its administrator determine that the expressed purposes of this Easement could better be effectuated by the conveyance of an additional easement, the Town may execute an additional instrument to that effect, provided that the conservation purposes of this Easement are not diminished thereby and that a public agency or qualified organization described in Section 4.A., above, accepts and records the additional easement.

IN WITNESS WHEREOF, the Town of Chester has hereunto set its hand and seal by a quorum of its duly elected representatives.

The Town of Chester  
Select Board by:

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Stephen O. Landau

\_\_\_\_\_  
Richard S. Trask

\_\_\_\_\_  
Steven M. Couture

\_\_\_\_\_  
Dana Theokas

\_\_\_\_\_  
Charles F. Myette

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this \_\_\_\_ day of \_\_\_\_\_, 2023 before me personally appeared \_\_\_\_\_ in his or her capacity as Selectman of the Town of Chester Select Board, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he or she executed the same as his/her free act and deed for the purposes therein contained by and on behalf of the Town of Chester Select Board.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

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COUNTY OF ROCKINGHAM

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\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## APPENDIX A

A certain parcel of land containing 7.38 acres being known as the Finney Conservation Area being unimproved land situated in the Town of Chester, County of Rockingham, State of New Hampshire and being shown as Lot 12-14-3 on a plan entitled "Plot Plan of Land located near Lane Road in Chester, N.H. Owner of Record: Percival M. Jr. and Marita J. Lowell, Scale 1"=50', Date: October 17, 1989" B.V. Pearson Associates, Inc. Land Surveyors and Engineers recorded as Plan #D-19951 of the Rockingham County Registry of Deeds, and being more particularly bounded and described as follows:

Beginning at a steel hub found at a stone wall corner 46.68 feet from the Westerly side line and stone wall of Lane Road; thence running N 55°29'47" W 302.38 feet along land now or formerly of Gouveia to a drill hole found in the end of a stone wall; thence running N 52°35'05" W 137.12 feet to a drill hole found at the end of a stone wall; thence running along said wall N 44°75'36" W 76.53 feet to a drill hole found in said wall; thence continuing along said wall N 38°06'15" W 118.45 feet to a steel hub set at a wall corner; thence running N 43°34'44" W 158.85 feet to an iron pipe found in a wall at land now or formerly of Cassell; thence turning and running along said wall and land of Cassell's S 36°37'06" W 354.83 feet to a drill hole found at a stone wall intersection at land now or formerly of John and Edward Cooper; thence turning and running S 37°51'28" E along a stone wall and line of blazed trees 813.32 feet to an iron pipe set near a large tree; thence turning and running N 36°32'26" E 427.64 feet along other land of Coopers to a drill hole at the end of a wall; thence running N 38°23'01" E 83.77 feet along said wall to the steel hub found at the point of beginning.

Being the same premises conveyed to the Town of Chester by deed of Michael Finney dated March 17, 2015 recorded with said Deeds in Book 5603, Page 247.



Return to:  
84 Chester Street  
Chester, NH 03036

Property Located in Chester, NH

THIS IS A TRANSFER TO  
A TOWN AND IS EXEMPT  
FROM THE NH REAL  
PROPERTY TAX PURSUANT  
TO RSA 78-8:2,1

## DECLARATION OF EASEMENT

The Town of Chester, a municipal corporation with an address of 84 Chester Street, Chester, County of Rockingham, State of New Hampshire

By Power conferred by an affirmative vote by the voters on Article #19 at the March 16, 2023 Town Meeting in order to permanently protect said area for nature study and recreation, to protect the watershed and wetlands, and to enhance and maintain the scenic, wildlife, and open space that are an intrinsic part of Chester's valuable rural character for the benefit of the Town of Chester and its citizens

hereby declares that

The following described property is herefore subject to the following Conservation Easement covenants to the Town of Chester:

A certain tract of land situated on Pomp Road in Chester, County of Rockingham, State of New Hampshire, containing 55.484 acres, more or less, identified as Lot 2-28-1 on the tax assessment maps of the Town of Chester and being comprised of a portion of the land shown as Lot 2-28-1, 112 acres, more or less and land of Charles Pearson, 7.0 acres, more or less on a certain plan of land entitled "Land of Thurston V. Williams and Forrest A. Hussey, Chester, N.H., dated September 14, 1981, rev. January 5, 1982, recorded in the Rockingham County Registry of Deeds as Plan D-10607, excepting therefore the following parcels identified and described on certain plans of land recorded in said Registry:

Lot 28-13 and Lot 28-14 on Plan D-16230;

Lot 28-12 on Plan D-19242;

Lot 28-15 on Plan C-20707;

Lot 28-16, Lot 28-17, Lot 28-18, Lot 28-19 and Lot 28-20 on Plan C-22712.

## 1. PURPOSES

The Easement hereby granted is pursuant to NH RSA 477:45-47, exclusively for the following conservation purposes:

- A. The property shall be maintained in perpetuity as an open space in its relatively natural state, without there being conducted thereon any industrial or commercial activities.
- B. The property shall not be further subdivided or otherwise divided into parcels of separate distinct ownership.
- C. The property shall in no way be used to satisfy density requirements of any applicable zoning ordinance or subdivision regulation with respect to development of any other property.
- D. No part of the property shall be used to provide legal or physical access to any road or other parcel of land not owned by the Town of Chester except for recreational purposes permitted hereby.
- E. No structure or improvement of any kind (including without limitation fences, roads, sheds and bars, or any type of trailer, radio transmission or receiving device, or compost bins) shall be constructed, placed or introduced onto the property.
- F. No parking of any vehicles, including trailers or campers shall be allowed on the property.
- G. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands or natural habitat shall be allowed on the property.
- H. No outdoor advertising structures (whether temporary or permanent) such as signs and billboards shall be displayed on the property. However, the Town of Chester may erect and maintain signs designating the property as land under the protection of the Chester Conservation Commission, provided that such signs comply with the then existing codes, ordinances and regulations with respect to signage in the Town of Chester and no such sign shall be artificially illuminated.
- I. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil or other similar materials on or from the property.
- J. There shall be no dumping, injection, burning, burial or storage of any materials (including without limitation, soil, manure, grass clippings, rubble, refuse, trash, vehicles or vehicle bodies or pans, tanks, barrels, appliances, machinery or radioactive or hazardous waste) on the property.
- K. There shall be no cutting or removal of any vegetation on the property with the exception of diseased or damaged trees which present a safety hazard and construction and maintenance of trails without first being approved by the Chester Conservation Commission.

L. There shall be no operation of motorized vehicles on the property including but not limited to snowmobiles, dune buggies, motorcycles, and all-terrain vehicles.

M. There shall be no septic systems on the property.

N. Any activity on or use of the property that is inconsistent with the purposes of the restrictions set forth herein is prohibited.

And as objectives:

The above purposes are consistent with the clearly delineated open space conservation goals and/or objectives as stated in the 2015 Master Plan of the Town of Chester which states as a goal:

Implement the Chester Open Space Plan and identify local priorities for open space protection that will conserve water resources, steep slopes and agricultural lands and with NH RSA Chapter 79-A which states:

“It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state’s citizen’s maintaining the character of the state’s landscape, and conserving the land, water, forest, agricultural and wildlife resources.”

All of these purposes are consistent and in accordance with the US Internal Revenue Code, Section 170(h).

NOTWITHSTANDING the restrictions set forth above, the Town of Chester and its successors and/or assigns shall have the right to conduct or permit the following activities on the property:

1. To construct and maintain trails for hiking, cross-country skiing and other low impact transitory, non-motorized, recreational uses, and to construct and maintain related ancillary structures, such as a bench or bridge, all as not detrimental to the purposes of this declaration.
2. To post restrictions as the Town may desire from time to time.
3. To control public access to the property.
4. To remove any living or downed hazard or diseased trees and invasive or exotic vegetation provided such removal is conducted under Best Timber Harvest Management practices.
5. The Town of Chester shall have all ownership rights which are not expressly restricted by this Deed.

Being the same premises conveyed to the Town of Chester by Deed of Robert Buelte dated July 20, 1999 recorded with the Rockingham County Registry of Deeds in Book 3415, Page 1611 and containing 55.484 acres more or less identified as Lot 2-28-1.

THIS DECLARATION IS NOT A TRANSFER AND IS EXEMPT FROM TRANSFER TAX AND L-CHIP SURCHARGE.

IN WITNESS WHEREOF, the Town of Chester has hereunto set its hand and seal by a quorum of its duly elected representatives.

The Town of Chester

Select Board by:

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Stephen O. Landau

\_\_\_\_\_  
Richard S. Trask

\_\_\_\_\_  
Steven M. Couture

\_\_\_\_\_  
Dana Theokas

\_\_\_\_\_  
Charles F. Myette

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

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\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

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COUNTY OF ROCKINGHAM

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\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

*Easement Declaration 2-28-1 Buelte*

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**ASSESSING DEPARTMENT**

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**TO:** SELECTBOARD  
**FROM:** JEAN PACKARD, ASST ASSESSOR  
**SUBJECT:** CURRENT USE APPLICATION  
**DATE:** 8/8/2023  
**APPLICANT:** JOSHUA VAVRA

**PROPERTY** 77 WELLS VILLAGE RD  
**ADDRESS:** MAP 6 LOT 12-3

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Mr. Vavra would like to enroll his wetland into the current use program. Wetlands, no matter the size/amount of acreage are allowed into the state's current use program. I have spoken and worked with Mr. Vavara. His application is complete with the map clearly delineating the area to be enrolled.

It is recommended the application be approved/signed by the BOS.

Once signed, the application goes to Rockingham county to be recorded.

Rec'd 7/13/23  
JP.

July 7, 2023

To Whom It May Concern:

Please find attached my application to put four acres of the property at 77 Wells Village Road in Chester NH into Current Use. Note that while the overall parcel size falls under the normal minimum of ten acres, 4.55 acres of the 6.55 acre property fall within a 100' buffer of wetlands as per the attached survey. As such, they qualify for Current Use as per the State of New Hampshire Current Use Criteria Booklet.

Regards,



Joshua Vavra

77 Wells Village Rd.

Chester, NH 03036

603-303-0707



FORM

A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
APPLICATION FOR CURRENT USE

## STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME	FIRST NAME	
	Vavra	Joshua	
	LAST NAME	FIRST NAME	
	STREET ADDRESS		
	77 Wells Village Rd		
ADDRESS (continued)			
TOWN/CITY		STATE	ZIP CODE
Chester		NH	03036

## STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT	STREET					
	77 Wells Village Rd					
	TOWN/CITY				COUNTY	
	Chester				Rockingham	
	ACRES IN PARCEL		ACRES IN CURRENT USE		ACRES OF THIS APPLICATION	
6.55		0		4.55		
MAP #	LOT #	MAP #	LOT #	MAP #	LOT #	
000006	000012					

NOTE: Lots must be contiguous. Non-contiguous lots must be submitted on a separate application.

## STEP 3 DOCUMENTATION

(a) Is a Soil Potential Index (SPI) percentage for Farm Land submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(b) Is documentation to support an assessment within the "Forestland with Documented Stewardship" category submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(c) If yes, indicate the type of documentation:		
<input type="checkbox"/> Documentation of a Certified Tree Farm; <input type="checkbox"/> A Forest Stewardship plan signed by a licensed forester, or <input type="checkbox"/> Form CU-12 "Summary of Forest Stewardship Plan".		
(d) Did you submit a map of each parcel of property going into Current Use?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(e) Does your map show both the current use land and non-current use land and orientations of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
APPLICATION FOR CURRENT USE  
(continued)

## STEP 4 COMPLETE CHART BELOW

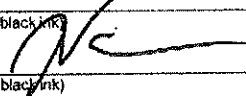
CATEGORY	# ACRES	20% RECREATIONAL ADJUSTMENT	
		YES	NO
FARM LAND			
FOREST LAND: WHITE PINE			
HARDWOOD			
ALL OTHER			
FOREST LAND with DOCUMENTED STEWARDSHIP:			
WHITE PINE			
HARDWOOD			
ALL OTHER			
UNPRODUCTIVE LAND			
WETLAND	4.55		✓
To be eligible for the 20% recreation adjustment, land must be open to the public for skiing, snowshoeing, fishing, hunting, hiking and nature observation. See RSA 79-A:4, II for further information.			

## STEP 5 SIGNATURE OF ALL PROPERTY OWNERS OF RECORD

I/We certify that the land indicated above qualifies for assessment under the New Hampshire Statutes and the Code of Administrative Rules, and that all requirements will continue to be performed.

I/We do firmly understand that, should the use of the above described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for the land use change tax.

This form must be signed by all owners of record or agent with Power of Attorney. Submit a copy of the Power of Attorney form, if applicable.

TYPE OR PRINT NAME (in black ink) John Vavra	SIGNATURE (in black ink) 	DATE 7/5/2023
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

## STEP 6 APPROVAL/DENIAL BY SELECTMEN/ASSESSORS

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	Reason for denial:

## STEP 7 SIGNATURES OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

## NOTES

1. LAND SURVEYOR'S CERTIFICATION
2. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
3. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
4. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
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8. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
9. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
10. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.

## PLANS OF REFERENCE

1. MAP 6 LOT 12-1
2. MAP 6 LOT 12-2
3. MAP 6 LOT 12-3
4. MAP 6 LOT 12-4
5. MAP 6 LOT 12-5
6. MAP 6 LOT 12-6
7. MAP 6 LOT 12-7
8. MAP 6 LOT 12-8
9. MAP 6 LOT 12-9
10. MAP 6 LOT 12-10

## WETLAND NOTES

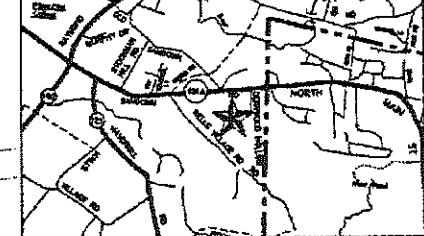
1. WETLANDS ARE SHOWN ON THIS MAP BY THE USE OF WETLAND SYMBOLS.
2. WETLANDS ARE SHOWN ON THIS MAP BY THE USE OF WETLAND SYMBOLS.
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5. WETLANDS ARE SHOWN ON THIS MAP BY THE USE OF WETLAND SYMBOLS.

## LAND SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK MONITORED BY THE PREPARATION OF THIS PLAT HAS A LINEAR ORDER OF ACCURACY NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.



## LOCUS MAP



## APPROVED

UNDER THE PROVISIONS OF RSA 478:15 & S.R.A. 674:31  
CHESTER PLANNING BOARD  
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:

*Carrie J. Goss*  
Vice Chairman

*Christopher J. Robinson*  
Chairman

## LAND OWNER OF RECORD

*Patricia T. McLean Trust*  
PATRICIA T. MCLEAN TRUST

## SUBDIVISION PLAT

TAX MAP 6 LOT 12  
WELLS VILLAGE ROAD / N.H. ROUTE 121-A  
CHESTER, NEW HAMPSHIRE  
OCTOBER 25, 2007  
LAND OWNER OF RECORD / PREPARED FOR:  
PATRICIA T. MCLEAN TRUST  
P.O. BOX 14  
CHESTER, NEW HAMPSHIRE 03034  
BOOK 2736 / PAGE 2205  
SCALE: 1"=100' SHEET 3 OF 4

## PREPARED BY:

**Promised Land Survey, LLC**  
25 Nodrus Road, Suite 51  
Londonderry, NH 03053  
Tel: (603) 432-2112 • Fax: (603) 432-6800  
www.PromisedLandSurvey.com  
Land Surveying • Wetlands • Planning • Permitting • Layout

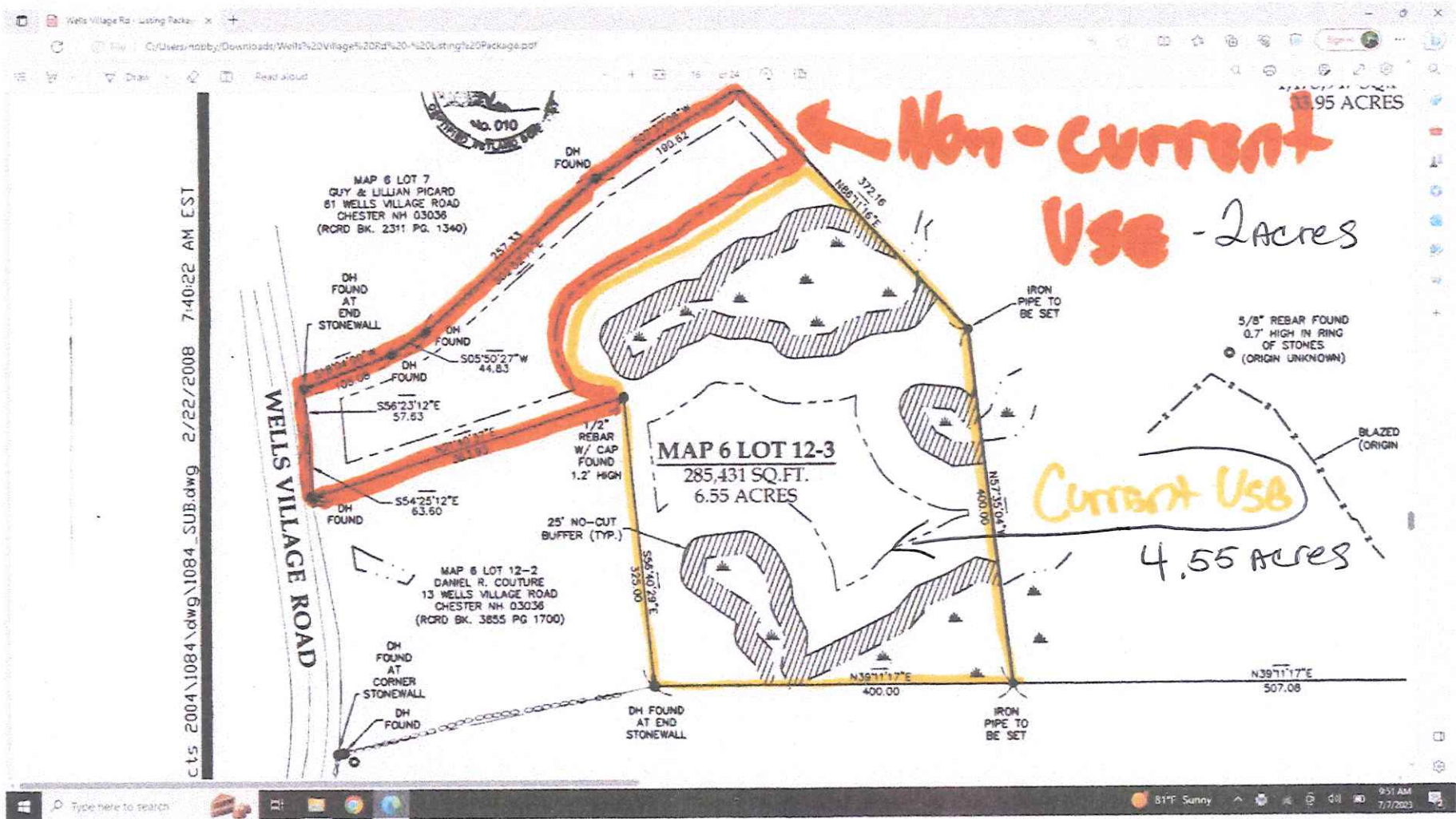
## REVISIONS


NO.	DATE	FOR REVISION COMMENTS	BY
1	05/20/08	FOR REVISION COMMENTS	2/27
2		REVISION	07

PLS PROJECT #1004

D-35352

4.55 acres  
wetland to current use - see next map.



OWNER INFORMATION				SALES HISTORY				PICTURE							
VAVRA, JOSHUA DAVID & LYNDSY  77 WELLS VILLAGE RD  CHESTER, NH 03036				Date	Book	Page	Type	Price Grantor							
				10/27/2017	5866	1053	Q V	133,000 JENKINS, VICKI							
				06/27/2014	5540	1506	Q V	110,000 MCLEAN TRT, PATRICIA T							
				08/26/1988	2756	2806	U V 99								
LISTING HISTORY				NOTES											
06/30/23	JP	RMV SOLAR VALUE, ADJ B/A		04/08 UC = NEW LOT FOR 2008 PLAN #35352 - 6.55 ACRES WILL NEED LUCT AT TIME OF SALE OR DEVELOPMENT 04-09 REMOVE ADJ CNDTN UC = REMOVE CU CODING LUST ISSUED 12-14 ADJ USE CODE - LUCT ISSUED 03/20 LIST BP DONE 2/22 ADJ SKETCH-OUTBUILDINGS 9/22 N/C 04-23 SOLAR AND POOL COMPLETE 6/30/2023 RMV VALUE SOLAR, ADJ BATH COUNT											
04/13/23	SM	EXT													
09/30/22	SG	BP REVIEW EXT													
03/18/22	SG	BP REVIEW INT													
06/17/21	SG	BP REVIEW													
04/15/21	SG	BP REVIEW EXT													
12/21/20	SG	BP REVIEW EXT													
03/30/20	SG	BP REVIEW EXT													
EXTRA FEATURES VALUATION															
Feature Type	Units	Lnth x Width	Size Adj	Rate	Cond	Market Value		Notes							
PATIO - GOOD	400	20 x 20	100	7.00	100	2,800									
IG POOL VINYL	512	32 x 16	100	40.00	100	20,480		16X32							
SOLAR PANELS ELECTRI	88		100	1,000.00	0			0 88 PANNELS							
						23,300									
MUNICIPAL SOFTWARE BY AVITAR															
Town of Chester, NH Assessing Department <a href="http://www.chesternh.org/assessing">www.chesternh.org/assessing</a>															
PARCEL TOTAL TAXABLE VALUE															
Year	Building		Features		Land										
2021	\$ 540,000		\$ 2,800		\$ 143,500										
					Parcel Total: \$ 686,300										
2022	\$ 494,300		\$ 13,000		\$ 143,500										
					Parcel Total: \$ 650,800										
2023	\$ 484,600		\$ 23,300		\$ 143,500										
					Parcel Total: \$ 651,400										
LAND VALUATION															
Zone: RD RES DISTRICT				Minimum Acreage: 2.00				Minimum Frontage: 290				Site: AVERAGE Driveway: DRIVEWAY MED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes		
IF RES	2.000 ac	115,000	H	100	100	100	101	100 -- ROLLING	100	116,200	0 N	116,200			
IF RES	4.550 ac	x 8,000	X	100				100 -- ROLLING	75	27,300	0 N	27,300	TOPO/WET		
6.550 ac										143,500	143,500				

**Town of Chester  
Selectboard’s Meeting  
Thursday, July 27, 2023  
Municipal Complex  
Draft Minutes**

**I. Preliminaries**

Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Chairman’s Additions or Deletions  
Public Comment (10 minutes)  
Highway Department  
Transfer Station Disposal Fee Changes  
Appointment Adjustments: ZBA  
Police Detail Rates  
Consent Agenda  
Chairman’s Announcements  
Roundtable  
TA Report  
Action Items  
Potential Non-Public Sessions  
Adjournment

*1.1 Call to Order*

Chairman Myette called the meeting of the Chester Selectboard to order at 6:00pm.

*1.2 Roll Call*

Selectboard Present:

Chuck Myette  
Steve Couture  
Dana Theokas  
Dick Trask  
Stephen Landau

Debra Doda, Town Administrator

Members of the Public Present at various times:

Nancy Myette  
James Piper, Supervisor of Roads  
Saul Shriber  
Rick Snyder

and other persons unknown to the Recording Secretary.

51 *1.3 Pledge of Allegiance*

52  
53 Chairman Myette led the attendees in the Pledge of Allegiance.

54  
55 *1.4 Chairman’s Additions or Deletions*

56 *None*

57  
58 *1.5 Public Comment*

59  
60 Chairman Myette opened the meeting to public comment at 6:02pm.

61  
62 As no Members of the Public wished to be heard, Public Comment was closed at 6:03pm.

63  
64 **II. Appointments**

65  
66 *2.1 Highway Department*

67  
68 Mr. Piper has spoken to the plow drivers, and all are on board for this plowing season. Mr. Piper is  
69 requesting a CPI adjustment of 3.6% on the plow contracts. He mentioned that maintaining the  
70 trucks are expensive. Chairman Myette asked if there was an overage in the last budget and if Mr.  
71 Piper had increased the budget. Mr. Piper advised the budget had stayed the same and the Board  
72 decreased the salt line.

73  
74 There was a brief conversation about the weekly stipends for the drivers. Mr. Piper felt this  
75 increase is reasonable, when it is hard to keep people.

76  
77 ***Selectman Landau motioned to approve the CPI adjustment of 3.6% for the Plow Contracts.***  
78 ***Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye,***  
79 ***Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

80  
81 Mr. Piper mentioned the repairs for Lane Road; the road was washed out due to a beaver dam on  
82 private property. He has been given a price only for the road to be reinstated. It is possible there  
83 might be additional funds needed if the Department of Environmental Services (DES) asks for the  
84 Town to clean up the natural debris as well as the man-made. Chairman Myette asked about  
85 possible funds or grants that could help with the project. Selectman Landau suggested looking at  
86 the entire project clean up and repair and ask to use funds from the unassigned fund balance.

87  
88 Vice Chairman Couture suggested reaching out to the state representatives to make it legal to  
89 manage beaver dams.

90  
91 Selectman Trask asked Mr. Piper to identify the dams that could potentially damage roads and ask  
92 for permission to access the property and take down the dams.

93  
94 Mr. Piper is caught up with shoulder work and ditching around town.

95  
96 Selectman Landau asked how far along the Fremont Road bridge project is and if it can be held off.  
97 Mr. Piper advised it is scheduled for August 14<sup>th</sup>, but that is weather permitting. The total project is  
98 projected to be \$350K and if we wait it will cost the town more. Lane Road is expected to be done  
99 by the beginning of the school year and Fremont Road is slated to take approximately two months.  
100 The schools and emergency services have been notified of the road closures.

101  
102 **III. New Business**

103  
104 *3.1 Transfer Station Disposal Fee Changes.*

105  
106 Selectman Landau had a meeting this past week to review the Transfer Station fees. Chairman Myette  
107 asked with the new increases if the Town would break even. Selectman Landau stated it would break  
108 even and by doing this the town can continue to not charge per bag. Some items were eliminated,  
109 and some were changed. Chairman Myette asked about lights bulbs. Town Administrator Doda  
110 mentioned they are taken to the hazardous waste day.

111  
112 Chairman Myette asked if we charge for used oil. Selectman Landau asked how you would charge for  
113 it. And if the town did charge it, people may decide to just dump it. Vice Chairman Couture asked if  
114 we should even be collecting it. Chairman Myette postponed this conversation.

115  
116 ***Vice Chairman Couture motioned to approve the adjustments to the Transfer Station fee***  
117 ***schedule. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye,***  
118 ***Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

119  
120 Selectman Landau suggested the town look into a crusher for the Transfer Station. There is a better  
121 market for crushed items, and the town will not have to have as many pick-ups to remove the items.  
122 Charman Myette would like to see it go on the Capital Improvement Plan (CIP) and/ or apply for  
123 grants.

124  
125 *3.2 Appointment Adjustments: ZBA*

126  
127 Mr. Snyder mentioned the ZBA is a full Board now and he would like to drop from a regular member  
128 to an alternate member. The regular member will be filled by alternate member Mr. Walsh (not  
129 present).

130  
131 ***Selectman Landau motioned to appoint Mr. Snyder as an alternate member of the ZBA with a***  
132 ***term to expire on May 31, 2025. Vice Chairman Couture seconded the motion. A roll call vote was***  
133 ***taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the***  
134 ***motion passed.***

135  
136 Chairman Myette suggested not appointing Mr. Walsh at this meeting and ask him to come meet the  
137 Board. Selectwoman Theokas mentioned the Board decided a while ago not to have current members  
138 come to the meetings unless there are questions.

139  
140 ***Selectwoman Theokas motioned to appoint Mr. Walsh as a regular member of the ZBA with a***  
141 ***term to expire on May 31, 2026. Vice Chairman Couture seconded the motion. A roll call vote was***  
142 ***taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau –abstained. With four in***  
143 ***favor, the motion passed with Landau abstaining.***

144  
145 Vice Chairman Couture reiterated the Board’s request to have him come to a meeting.

146  
147 *3.3 Police Detail Rates*

148  
149 Town Administrator Doda presented the police detail rate increase. Chairman Myette asked what  
150 rationale for the increase is. She mentioned the funds from this go into the Police detail fund.



Chairman Myette pointed out money is paid to the officer and the rest in the detail fund; however, no funds are used for gas. Selectwoman Theokas simplified the email submitted by Chief Berube with the explanation for the increase and cost breakdown.

***Selectman Trask motioned to approve the police detail rates. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

#### **IV Consent Agenda**

##### *4.1 Minutes 6/15/23, 6/29/23, and 7/13/23*

***Vice Chairman Couture motioned to approve the minutes of June 15, 2023, June 29, 2023, and July 13, 2023. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – abstained. With four in favor, the motion passed with Landau abstaining.***

##### *4.2 Nobis Landfill Post Closure Monitoring Program FY23-24*

***Selectman Landau motioned to approve the Nobis Landfill Post Closure Monitoring Program FY23-24. Selectman Trask seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

#### **V. Selectmen’s Business**

##### *5.1 Chairman’s Announcements*

Chairman Myette announced the following meetings and upcoming events:

Wednesday August 2, 2023	Planning Board at 7:00pm School Board Meeting at 7:00pm
Thursday August 3, 2023	Selectboard Meeting at 6:00pm.

Chairman Myette mentioned that due to an unexpected road collapse, Lane Road is closed and completely impassible at #442. I’m sorry - there is no easy detour. We will keep you posted.

Also, the planned work to replace the Fremont Road Bridge has been scheduled for Monday, August 14th (weather dependent – could be pushed back if it continues to rain). Due to the nature of the work, that area of Fremont Road will be closed to through traffic for approximately two months and a detour utilizing Pheasant Run Drive and Shepard Home Road will be necessary. There will be nowhere to turn around, should people ignore the signage and drive that far.

Chairman Myette pointed out the tax abatement in the folders. Town Administrator Doda stated the property had been taken for unpaid taxes and a tax bill was generated after it was owned by the town. The former owner is working with the Town Clerk to repurchase the property and the back taxes are expected to be paid on July 31, 2023.

***Selectman Landau motioned to approve the abatement after the resident has paid the back taxes. Selectman Trask seconded the motion. A roll call vote was taken Myette – aye, Trask – aye, Theokas – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.***

## *5.2 Roundtable*

Selectman Landau went over the report from the engineers about the roof at the Police Department. The metal roof on the Police Department is fine but the fasteners are bad. Replacing the fasteners is the same price as having a new roof put on the building. Chairman Myette asked for three bids and then it can be placed on the CIP.

The engineer also looked at Stevens Hall. There is some damage to wood that can be replaced but there are no concerns with the safety of the building. Chairman Myette would like an RFP with references for the work on Stevens Hall.

Selectman Landau mentioned Geary Farms is interested in composting. This would only be food waste and they would be picking it up from residents. The compost would be used on Spring Hill Farm. Chairman Myette asked that they come in and talk about the process.

Selectman Landau spoke to Mr. Richardson, Solar Working Group Member, about the advantages and disadvantages about a number of parcels in town.

Selectman Trask  
*Nothing to report.*

Selectwoman Theokas attended the PACT Meeting. There are many great opportunities to volunteer for PACT. Selectwoman Theokas mentioned some of the new things PACT is doing such as auto captions and closed captioning on the bottom of the screen. The PACT Group is doing a great job keeping the Town informed.

Vice Chairman Couture  
*Nothing to report.*

Chairman Myette  
*Nothing to report.*

## *5.3 Town Administrator’s Report*

Town Administrator Doda stated there is \$278K left over from last year’s budget. The board has already approved about \$50K. The Board does not have to vote this evening on what projects to do.

Selectman Landau asked Mr. Piper when the drop-dead date to order the hoop building is. Mr. Piper felt he could have the building by Thanksgiving if ordered now. Selectman Landau asked if this could wait two weeks for an answer on how much Lane Road will cost to fix. Selectman Trask stated the hoop building is a necessity, the new equipment should not be left outside.

***Vice Chairman Couture motioned to approve the Police Department Body Worn Cameras, Maintenance Department contaminated oil removal, and the Highway Department Hoop Building. Selectman Trask seconded the motion.***

Selectwoman Theokas asked for the ship ladder to be added to the list.

***Vice Chairman Couture modified the motion to approve the Police Department Body Worn Cameras, Maintenance Department contaminated oil removal, Highway Department Hoop Building, and ship ladder for the Fire Department. Selectman Trask seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau –abstained. With four in favor, the motion passed with Landau abstaining.***

Town Administrator Doda mentioned Chester was chosen for a pilot program for grant training.

Selectwoman Theokas suggested looking at the Town Administrator job description. Chairman Myette has been asking for job descriptions for all the departments in town.

Town Administrator Doda pointed out the Wason Roof repair quotes are in the folder. Maintenance Director Cavanaugh would like to know what vendor the Board would like to do the repairs.

***Selectman Trask motioned to utilize the vendor Maintenance Director Cavanaugh has recommended for the roof repairs at Wason Pond. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – abstained. With four in favor, the motion passed with Landau abstaining.***

Town Administrator Doda mentioned the Police Chief has been able to acquire Nalox kits. The Board discussed possible locations and decided one kit should be in the multi-purpose room.

***Selectman Trask motioned to move forward with the Nalox kits for the Town. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau –abstained. With all in favor, the motion passed.***

#### 4.4 Action Items

None

#### 5.5 Non-Public Session(s)

Chairman Myette announced additional non-public sessions on reputation and legal.

***Vice Chairman Couture motioned to go into non-public session pursuant to 91-A:3(II) (a) Public Employees, (c) Reputation, and (e) Pending Litigation. Selectman Trask seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

The meeting was closed to the public at 7:34 PM.

***Selectwoman Theokas motioned to come out of non-public session. Vice-Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

The meeting was reopened to the public at 8:10 PM.

*Selectman Trask motioned to seal the minutes of the first non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

*Selectman Trask motioned to seal the minutes of the second non-public session, on Pending Litigation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

*Selectman Trask motioned to seal the minutes of the third non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

*Selectman Trask motioned to seal the minutes of the fourth non-public session, on Public Employees. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

## **VI. Adjournment**

*Vice Chairman Couture moved to adjourn the meeting. Selectman Trask seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Janis A. Jalbert

Recording Secretary

**Town of Chester  
Selectboard’s Meeting  
Thursday, August 3, 2023  
Municipal Complex  
Draft Minutes**

**I. Preliminaries**

Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Chairman’s Additions or Deletions  
Public Comment (10 minutes)  
Jason Walsh  
Composting Program  
Fire Department Matrix  
Carkin Street  
Consent Agenda  
Chairman’s Announcements  
Roundtable  
TA Report  
Action Items  
Potential Non-Public Sessions  
Adjournment

*1.1 Call to Order*

Chairman Myette called the meeting of the Chester Selectboard to order at 6:00pm.

*1.2 Roll Call*

Selectboard Present:

Chuck Myette  
Steve Couture  
Dana Theokas  
Dick Trask  
Stephen Landau

Members of the Public Present at various times:

Jim Brown  
Justine Celentano, Town Clerk / Tax Collector  
Kim Chaze  
Phil Gladu, Fire Chief  
Nancy Myette

Christy Ortins  
Nick Ortins  
Bob Packard  
Leslie Packard  
James Piper, Supervisor of Roads  
Jason Walsh  
and other persons unknown to the Recording Secretary.

### *1.3 Pledge of Allegiance*

Chairman Myette led the attendees in the Pledge of Allegiance.

### *1.4 Chairman’s Additions or Deletions*

Selectman Landau added one nonpublic on Employment.

### *1.5 Public Comment*

Chairman Myette opened the meeting to public comment at 6:01pm.

As no Members of the Public wished to be heard, Public Comment was closed at 6:02pm.

## **II. Appointments**

### *2.1 Jason Walsh*

Mr. Walsh moved to Chester three years ago with his family. He has been serving on the ZBA for about 18 months as an alternate and will now be a regular member. This has been a great way to meet people and also help the community. The ZBA is a very judicial Board, and the volunteers have to understand what can and cannot be said. Mr. Walsh agreed with that statement.

Chairman Myette mentioned how Planning Board and ZBA work together, and suggested Mr. Walsh might want to attend some of the Planning Board meetings and meet a few of the members. Mr. Walsh mentioned he has been watching the Planning Board meetings and he will attend a few in the future.

The Board thanked him for volunteering.

### *2.2 Composting Program (moved to later in the meeting)*

### *2.3 Fire Department Matrix*

Chief Gladu presented the revised pay matrix for call members. This matrix has not changed in many years and a COLA adjustment was not given the last few years. Chief Gladu explained

the process from volunteering to becoming a paid on-call member. In order for the on-call members to get a raise they have to meet the requirements for all four quarters of the year.

With the new matrix, the raises will not have much effect on the budget. Chairman Myette would like to see the matrix be more universal with the town’s matrix. Selectman Trask feels it is important to keep people and also attract new people.

Selectman Landau asked who pays for the training. Chief Gladu stated the on-call member pays for the training and is reimbursed by the town after one year.

Vice Chairman Couture feels experienced on-call members should be compensated after the one-year mark and not have to wait three years. Chief Gladu mentioned raises are also given for certifications.

Selectwoman Theokas mentioned the Police Department is looking into incentives for schooling.

***Selectwoman Theokas motioned to table this conversation. No second for this motion.***

Chairman Myette felt this was a reasonable effort made by the Fire Chief and it fits into the Department Plan the Board has been talking about. Vice Chairman Couture would like Fire Chief Gladu to look at bridging the gap with the years of service for those already holding certifications, so they don’t have to wait three years. Selectman Landau mentioned other departments in Town do not get increases when they complete courses. Selectman Trask agrees there should be an education benefit for the town.

Selectman Trask would like to move forward with the matrix as presented. Chairman Myette asked Chief Gladu to look at this in a timely manner before budget time.

***Selectman Trask motioned to approve the matrix as presented.***

Vice Chairman Couture recommended amending the motion to look into the one-year/three-year gap for new members with previous fire service and come back to the Board with a recommendation.

***Selectman Trask amended his motion: to approve the matrix as presented with a follow up on the one-year /three-year gap for previous fire service. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

## ***2.2 Composting Program (moved from earlier in the meeting)***

The Ortins would like to start a small composting program with a pickup area in Sandown and Hampstead. A local composting program is currently being started in Chester by another individual. The compost picked up by the Ortins would be used on their garden at Spring Hill Farm. Vice Chairman Couture inquired if this is allowable under the current

arrangement with the Ortins. Chairman Myette said it is, but it needed to come to the Selectboard because it would be used on town land, and it could be a liability for the town. Ms. Ortins has spoken to DES and a permit is not needed for their size operation. Also, Rockingham County Conservation District has been notified and they are fine with the operation on the farm.

Selectman Landau mentioned legislation has been looking into composting and is promoting it. The Ortins will be picking up and going through the buckets. Selectman Landau stated the Spring Hill Farm Advisory Committee is in favor of this operation. Selectwoman Theokas asked what happens if there are complaints. Chairman Myette stated it would be shut down. Ms. Ortins explained the process they currently use and how they are cognizant of the area not smelling and keeping rodents out.

***Vice Chairman Couture motioned to allow the Ortins to have a composting program at Spring Hill Farm.***

Chairman Myette asked for an amendment to the motion; have a letter sent to the Town from Rockingham County Conservation District giving their approval for the project.

***Vice Chairman Couture amended his to motion; to allow the Ortins to have a composting program at Spring Hill Farm, pending a letter of approval from Rockingham County Conservation District. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

The Ortins were asked to do a 90 day follow up on the program with the Selectboard.

#### ***2.4 Carkin Street***

Mr. Chaze commended a few of the employees he has had positive interactions with. He loves living in Town and feels it is a good place on earth. Chairman Myette thanked Mr. Chaze for recognizing Chester is a special town. The Board appreciates hearing kudos about the town employees.

Mr. Chaze mentioned Carkin Street is one of the oldest subdivisions in town and the road is in terrible condition. The survey has been done and the Town did come in and put in a temporary fix for the flooding that has been happening for many years. Mr. Chaze is asking when the road will be fixed, as in his opinion it has been in terrible condition for 30 years. Chairman Myette explained the process from engineering to cost estimates to getting approval at Town Meeting. Chairman Myette stated that Carkin Street is on the Capital Improvement Plan (CIP) for Fiscal Year 24-25 but that will need to be voted on by the Townspeople. Another option would be to get a petition for a Warrant article to pave Carkin Street.

Mr. Chaze suggested fixing the road in sections. Selectman Trask stated there would be too many seams and that is not how the town does road projects. Chairman Myette stated it is



on the CIP and will be presented to the Town. Mr. Chaze asked what happens if the people vote no, how will it be fixed. He also asked what if people voted not to fix Lane Road. Chairman Myette stated Lane Road is a true safety issue and must be fixed.

Chairman Myette ended the conversation.

### **III. New Business**

*None*

### **IV Consent Agenda**

#### *4.1 Town Fair Raffle Authorization*

***Selectman Trask motioned to approve the Town Fair Raffle Authorization form. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask – aye, Theokas – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.***

### **V. Selectmen’s Business**

#### *5.1 Chairman’s Announcements*

Chairman Myette announced the following meetings and upcoming events:

Monday August 7, 2023	Wason Pond Commission at 7:00pm
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Tuesday August 8, 2023	Conservation Commission at 6:00pm
	Solar Working Group at 7:00pm

Wednesday August 9, 2023	Planning Board at 7:00pm
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Tuesday August 15, 2023	ZBA at 7:00pm
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Thursday August 17, 2023	Selectboard Meeting at 6:00pm
--------------------------	-------------------------------

The planned work to replace the Fremont Road Bridge has been scheduled for Monday, August 14th (weather dependent – could be pushed back if it continues to rain). Due to the nature of the work, that area of Fremont Road will be closed to traffic for approximately two months and a detour utilizing Pheasant Run Drive and Shepard Home Road will be necessary. There will be nowhere to turn around, should people ignore the signage and drive that far.

The Board asked Mr. Piper for an update on Lane Road. Mr. Piper stated the pipe is in, and backfilled. With the weather tomorrow they will get what they can done. No set date but weather permitting it could be finished by the end of next week. Vice Chairman Couture asked if the cost for the engineering was in the estimate the Board received. It will be a

229 separate cost for the project. The tree company hired for the project was also able to retrieve  
230 the pipes from downstream. Mr. Piper was able to get a lot of the asphalt picked up.

231  
232 Selectwoman Theokas asked if people coming to look at the damage were being safe and not  
233 getting too close to the opening. Mr. Piper, although not always on site, has observed people  
234 being safe. The Board thanked Mr. Piper.

235  
236 Mr. Packard, Lane Road, mentioned most of the work has been under the management of the  
237 neighbors and they are doing a great job.

238  
239 *5.2 Roundtable*  
240

241 Selectman Landau pointed out the memo from Maintenance Director Cavanaugh about the  
242 considerable amount of work needed at the library. These repairs could possibly be placed  
243 on the CIP. Selectman Landau and Maintenance Director Cavanaugh are working on RFPs for  
244 the roofs at the municipal complex and the tower at Stevens Hall.

245  
246 Selectwoman Theokas mentioned the last day for the summer program is tomorrow. It is a  
247 great program with lots of children in attendance. Selectman Trask reiterated what a great  
248 program this is. Many of the counselors come from inside the program. Kudos were given to  
249 Recreation Director Reishus and her team.

250  
251 Selectwoman Theokas mentioned the next event for Recreation is Town Fair.

252  
253 Selectman Trask  
254 *Nothing to report.*

255  
256 Vice Chairman Couture  
257 *Nothing to report.*

258  
259 Chairman Myette  
260 *Nothing to report.*

261  
262 *5.3 Town Administrator’s Report*  
263

264 Admin Assistant Jalbert inquired if the Board was ok with the encumbrances approved at the  
265 last meeting. They were in agreement those were still approved, and the department heads  
266 could be notified.

267  
268 Selectman Landau suggested the remaining \$36,169.25 be encumbered and applied to the  
269 Lane Road Emergency Repairs.

270  
271 ***Selectman Landau motioned to encumber \$36,169.25 for the Lane Road Emergency***  
272 ***Repairs contingent on Department of Revenue Administration approval. Vice Chairman***  
273 ***Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– nay,***  
274 ***Theokas –aye, Couture –aye, Landau –aye. With four in favor, the motion passed.***

4.4 Action Items

Finance Director Smith (not present) has requested the Board to vote for the annual withdrawal from the winter road maintenance capital reserve.

***Selectman Trask motioned to withdraw \$100,560.98 from the Winter Road Maintenance Capital Reserve Fund. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau –aye. With all in favor, the motion passed.***

5.5 Non-Public Session(s)

Chairman Myette announced non-public sessions on reputation, security and employment.

***Vice Chairman Couture motioned to go into non-public session pursuant to 91-A:3(II) (b) employment (c) reputation, (e) pending litigation, and (i) security. Selectman Landau seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

The meeting was closed to the public at 7:40 PM.

***Selectman Trask motioned to come out of non-public session. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

The meeting was reopened to the public at 9:15 PM.

***Selectman Trask motioned to seal the minutes of the first non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

***Selectman Trask motioned to seal the minutes of the second non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

***Selectman Trask motioned to seal the minutes of the third non-public session, on Emergency Functions. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***

***Selectman Trask motioned to seal the minutes of the fourth non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken***

*Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

*Selectman Trask motioned to seal the minutes of the fifth non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

*Selectman Trask motioned to seal the minutes of the sixth non-public session, on Reputation. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

## **VI. Adjournment**

*Selectman Trask moved to adjourn the meeting. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.*

The meeting was adjourned at 9:17 PM.

Respectfully submitted,

Janis A. Jalbert

Recording Secretary

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**ASSESSING DEPARTMENT**

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**TO:** SELECTBOARD

**FROM:** JEAN PACKARD, ASST ASSESSOR

**SUBJECT:** CURRENT USE PENALTY CHARGE - LUCT

**DATE:** 8/9/2023

**TAXPAYER:** ERIK & MIRANDA LEMAY

**PROPERTY** 96 HEMLOCK LN  
**ADDRESS:** MAP 8 LOT 008-106

---

This is the final current use bill for the Hemlock Lane/Benson's subdivision. The Lemay's have owned the lot for several years, but have just recently starting building on it.

It is recommended the penalty be approved/signed by the BOS.

Once signed, the bill goes to the town Clerk for processing.

FORM

**A-5**

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

**LAND USE CHANGE TAX****STEP 1 PROPERTY OWNER(S) AND RESPONSIBLE PARTY (if applicable)**

PLEASE TYPE OR PRINT	LAST NAME LEMAY	FIRST NAME ERIK	INITIAL
	LAST NAME LEMAY	FIRST NAME MIRANDA	INITIAL
	RESPONSIBLE PARTY, IF OTHER THAN PROPERTY OWNER [RSA 79-A:7, II(e)]		
	STREET ADDRESS 3 ARTISAN DR, UNIT 300		
	ADDRESS (continued)		
	TOWN/CITY SALEM	STATE NH	ZIP CODE+4 03079

**STEP 2 PROPERTY LOCATION**

PLEASE TYPE OR PRINT	STREET 96 HEMLOCK LN				
	TOWN/CITY CHESTER			COUNTY ROCKINGHAM	
	NUMBER OF ACRES 11.50	CHECK ONE: PARTIAL RELEASE <input type="checkbox"/> FULL RELEASE <input checked="" type="checkbox"/>		BOOK # 6204	PAGE # 522
	MAP # 8	LOT # 008-106	MAP #	LOT #	

**STEP 3 LOCAL IDENTIFICATION OF LAND BEING DISQUALIFIED**

(a) Owners Name of Record When Land Was First Classified HEALEY & HELIG	BOOK # 2451	PAGE # 1251
(b) Number of Acres Originally Classified	64.0	
(c) Number of Acres Previously Disqualified	52.50	
(d) Acres Disqualified per this Assessment	11.50	
(e) Number of Acres Remaining in Current Use [3(b) minus 3(c) and 3(d)]	0	

**STEP 4 ASSESSMENT OF LAND USE CHANGE TAX**

(a) Narrative description of the disqualification: SUBDIVIDED AND BUILT UPON	
(b) Actual Date of Change in Use (MM/DD/YYYY)	10/01/2022
(c) Full and True Value at Time of Change in Use	\$ 142500
(d) Land Use Change Tax [Step 4(c) x 10%]	\$ 14250

## LAND USE CHANGE TAX

## STEP 5 SIGNATURES OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink) CHUCK MYETTE	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink) STEVE COUTURE	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink) STEPHEN O. LANDAU	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink) DANA THEOKAS	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink) RICHARD TRASK	SIGNATURE (in black ink)	DATE

## STEP 6 LAND USE CHANGE TAX NOTICE (TO BE COMPLETED BY LOCAL ASSESSING OFFICIALS)


PLEASE TYPE OR PRINT	LAST NAME LEMAY		FIRST NAME ERIK & MIRANDA	
	ADDRESS 3 ARTISAN DR, UNIT 300			
	ADDRESS (continued)			
	TOWN/CITY SALEM		STATE NH	ZIP CODE+4 03079
(a) Date of Release (MM/DD/YYYY) 8/16/2023				
(b) Date of Bill (MM/DD/YYYY)				
(c) Full and True Value at Time of Change in Use			\$	142500
(d) Total Tax Due			\$	14250

## STEP 7 CHECKS PAYABLE TO AND MAILED TO (TO BE COMPLETED BY TAX COLLECTOR)

(a) Make Check Payable to: TOWN OF CHESTER				
(b) Mail To:	NAME TAX COLLECTOR, JUSTINE CELENTANO			
	ADDRESS 84 CHESTER ST			
	TOWN/CITY CHESTER	STATE NH	ZIP CODE+4 03036	
(c) Tax Collector's Office Location: 84 CHESTER ST				
(d) Tax Collector's Office Hours: MON & WED 8AM-2PM AND TUES & THURS 10AM-6PM				
(e) Include a separate check in the amount of \$ 19.50 (INCLUDES \$3 FEE FOR ELECTRONIC SUBMISSION) Payable to TOWN OF CHESTER for recording fee at County Register of Deeds.				
(f) Payment of this tax is due no later than 30 days after mailing of this bill. Interest, at the rate of 18% per annum, shall be due if this tax is not paid on or before _____				

## STEP 8 ACKNOWLEDGMENT OF PAYMENT

SIGNATURE (in black ink) OF TAX COLLECTOR	DATE PAID
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OWNER INFORMATION				SALES HISTORY				PICTURE							
LEMAY, ERIK & MIRANDA  3 ARTISAN DR, UNIT 300  SALEM, NH 03079				Date	Book	Page	Type	Price	Grantor						
				12/07/2020	6204	522	Q V	175,000	SAWMILL GRANT, LLC						
LISTING HISTORY				NOTES											
08/08/23	JP	ADJ SECOND LAND LINE CC		NEW LOT 2018 D-40636 5/2021 RVW CU STATUS, STILL QUALIFIES, OVER TEN ACRES AND NO START TO CONSTRUCTION, RCHK 2021 3/2023 PERMIT PULLED 8/2022, RMV CU, ISSUE PENALTY 04-23 FNDTN ROUGH FRAMING LIST NEW HOME UC 8/2023ADJ CONDITION OF ADDITIONAL ACREAGE. CONSERVATION RESTRICTED.											
04/13/23	SM	EXT													
04/11/23	CG	BP-INT													
03/01/23	JP	RMV CU													
03/10/22	SG	BP REVIEW EXT													
05/04/21	JP														
03/09/20	SM	EXT													
09/11/19	SG	BP REVIEW EXT													
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Chester, NH Assessing Department <a href="http://www.chesternh.org/assessing">www.chesternh.org/assessing</a>						
PARCEL TOTAL TAXABLE VALUE															
Year	Building	Features	Land												
2021	\$ 0	\$ 0	\$ 1,922												
			Parcel Total: \$ 1,922												
2022	\$ 0	\$ 0	\$ 1,912												
			Parcel Total: \$ 1,912												
2023	\$ 53,700	\$ 0	\$ 134,100												
			Parcel Total: \$ 187,800												
LAND VALUATION												LAST REVALUATION: 2019			
Zone: RD RES DISTRICT		Minimum Acreage: 2.00		Minimum Frontage: 290		Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes		
1F RES	2.000 ac	115,000	J	110	100	100	100		100	126,500	0 N	126,500			
1F RES	9.500 ac	x 8,000	X	100					10	7,600	0 N	7,600	CONSERV EASEMENT		
11.500 ac										134,100		134,100			



A black and white photograph of a large, dark, multi-story house with a prominent chimney, set against a light sky. The house is surrounded by trees and a lawn.

OWNER		TAXABLE DISTRICTS
<b>LEMAY, ERIK &amp; MIRANDA</b>  3 ARTISAN DR, UNIT 300  SALEM, NH 03079		District      Percentage   
PERMITS		
Date	Project Type	Notes
08/17/22	DWELLING	2 STORY CONTEMPORARY, 5 BR, 3
01/06/22	SEPTIC	6 BR DESIGN

BUILDING DETAILS			
Model: 2 STORY COLONIAL			
Roof: GABLE OR HIP/ASPH/F GLS/CMP			
Ext: VINYL SIDING			
Int: DRYWALL/SHEET			
Floor: HARDWOOD/CARPET			
Heat: GAS/FA DUCTED			
Bedrooms: 4	Baths: 4.5	Fixtures:	
Extra Kitchens:		Fireplaces:	
A/C: No		Generators:	
Quality: A2 AVG+20			
Com. Wall:			
Size Adj: 0.8577	Base Rate:	RSA 90.00	
	Bldg. Rate:	1.0276	
	Sq. Foot Cost:	\$ 92.48	

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FUS	UPPER STORY,	1810	1.00	1810
BAS	FIRST FLOOR	2250	1.00	2250
UBM	BASEMENT,	2250	0.20	450
FOP	PORCH, OPEN,	305	0.15	46
CTH	CATH CEILING	440	0.10	44
CAN	CANOPY	203	0.15	30
TQS	THREE QUARTER	1068	0.75	801
FGR	GARAGE,	1068	0.35	374
GLA:	4,861	9,394		5,805
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 536,846		
Year Built:		2022		
Condition For Age:		AVERAGE		
Physical:				
Functional:				
Economic:				
Temporary:		UC	90 %	
Total Depreciation:			90 %	
Building Value:		\$ 53,700		

**Town Administrator's Report**  
**July 28<sup>th</sup> – August 10<sup>th</sup>, 2023**

1. Budgets: Steve, BudCom Chair Ephraim Dobbins, and I will be meeting on Monday, August 14<sup>th</sup> to go over the draft Budget Memo and Process for the upcoming Budget Season.
2. Finance: The Audit is scheduled for the week of August 21<sup>st</sup>. We have already begun to forward the documents and information they've asked for.
3. Fire: Phil sourced a wireless communicator for the Highway Garage at no cost, but this is only temporary. The Garage is now protected, however.
4. Grants: No updates on the LWCF Wason Pond Causeway Bridge grant.
5. Highways: We received an offer to join the NH Public Works Mutual Aid organization at no cost for two years, and have accepted and completed the application.
6. Lane Road: quotes and invoices received so far:
  - a. Busby's quote           \$204,708       as the work has not been completed, this will most likely change
  - b. Gale Engineering       \$3,880           permits, plan review, site visits
  - c. Bolduc Tree Service   \$6,625           full cleanup and removal of trees, culvert, asphalt, other debris

We have identified partial potential funding sources utilizing Impact and Offsite Improvement Fees and ARPA funds, for a total of \$60,851. Once all invoices are in and work is complete, however, we will petition DRA to utilize the Unassigned Fund Balance to cover the remainder of the costs. As an emergency expenditure under NH RSA 32:11, Paragraph II, this application can be made after the expenditures have been made, and no Budget Committee approval nor Public Hearing are necessary. If they do approve, our UFB will still be over \$2.3m, or over 11% of the DRA-recommended 5% - 17% retained. Caveat: our rep from DRA was not encouraging about this application, since it's so early in the Fiscal Year.

7. Maintenance: We have identified a good number of potential funding sources for the Post Office foundation work – Impact Fees, Capital Reserve Funds, and GGB Budget. We are still waiting for the contractor's quote; he has stated that he is currently working on it.
8. Planning: Andrew has sent the DHs the documents for this year's CIP update.

9. Police: The PD storage areas are being reorganized with non-Police items (such as Historical Society books) removed to elsewhere, which is giving them more room for Police items. Both the MDTs and the body-worn cameras are in process, thanks to the 50/50 grants Chief applied for and received.

There appears to be some sort of issue with the cruisers having body detachment problems. Ford is denying that it's widespread, but Chief is researching.

New recruit Mason Rue is halfway through the Academy and graduates September 29<sup>th</sup>. He will then start Field Training. It is hoped he'll be out on his own by the beginning of 2024.

10. Recreation: The Summer Program was over as of Friday, August 4<sup>th</sup>, and Corinna has now turned her focus to Fall Soccer and Town Fair. The fence safety repairs are complete at the Town Fields.

11. Right to Know: We have two active RTKs right now.

12. Tax Deeded Property: The former homeowner has paid all of the back taxes and has been notified that he has ninety (90) days (November 2<sup>nd</sup>, 2023) to pay the 10% penalty. He has confirmed receipt of this information.

13. Town Administrator: I will be absent from the August 17<sup>th</sup> meeting; Janis will be on site.

14. Transfer Station: Stacy is applying for a grant (\$2,500) to help with the cost of the contaminated oil removal (\$6,600). She attended a class this week where other TS Operators shared other oil removal company information, and one actually has an electronic items disposal firm that **pays** their Town to take away those items, whereas we pay our disposal firm – she is checking that out. John continues to manage the brush pile on a weekly basis.

15. Welfare: We continue to assist the one resident mentioned previously with medical issues; Wilcomb-Townsend is also assisting. The Town has been fortunate to have very few requests for assistance over the past three years.

Hello All

I would like to kindly request the approval to put signage similar to this version (draft attached) in the four corners for our upcoming event at Busche Academy.

Once made we would like to place them there for a few weeks prior to the event.

The signs would then be removed at the end of the event.

We appreciate your support and hope to see you there.

Thank you very much.

Lisa Forkey

President

American Legion Auxiliary.

[REDACTED]

Grab the family and join us...

# Fall Festival

Saturday,  
September 30th  
11-3 pm

## Craft & Vendor Outdoor Fair



A proportion of the proceeds  
will go to American Legion Post  
108 to support the Veterans

Food Trucks      Face Painting  
Balloon Artist      Photo Booth  
Raffles      Vendors and Crafters

Free  
Admissions

Busche Academy  
40 Chester St. Chester N.H.