



Town of Chester
Selectboard
84 Chester Street
Chester, NH 03036
Phone: (603) 887-3636 x114
E-mail: 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

SELECTBOARD MEETING AGENDA

Date of Meeting: September 21st, 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 Grants: Chief Berube

III. BUSINESS:

- 3.1 Review of Non Public Minutes Unsealing Procedure
- 3.2 Review Property Repurchase Procedure

IV. CONSENT AGENDA:

- 4.1 Minutes August 17, 2023
- 4.2 Intent to Cut

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.*



**Non-Public Minutes
Review Procedures**

**Town of Chester
84 Chester Street
Chester, NH 03036**

Section 1. Policy and Purpose

Per House Bill 321-FN-Local, which becomes effective on October 3rd, 2023, absent an adopted procedure to review, minutes that have not been reviewed or released within ten years of their date of sealing will automatically be subject to public disclosure without further action.

Therefore, a procedure for regular review of minutes from meetings held in non-public session under NH RSA 91-A:3 (II) is necessary to determine whether the circumstances that justified withholding these minutes from the public continue to exist, or if the minutes should be made available for release.

Section 2. Definitions

- 2.1 Minutes:** Minutes are notes that are recorded during a meeting of a Public Body to document the key issues, motions, and activities that took place during that meeting.
- 2.2 Non-Public Session:** Per NH RSA 91-A:3, II, Public Bodies may meet privately (“in non-public session”) in order to discuss a limited number of subjects. Recording devices are shut off and parties not directly involved in the conversation must exit the meeting room.
- 2.3 Sealing:** Members of the Public Body may withhold minutes from a non-public session from release to the public by a 2/3^{rds} majority vote; this action is described by the phrase “to seal”.

Section 3. Rules

3.1 Approved topics for non-public session:

- The dismissal, promotion, or compensation of any public employee,
- The hiring of any person as a public employee,
- Matters which would affect the reputation of any person,
- The acquisition, sale, or lease of real or personal property,
- Pending claims or litigation,
- Consideration of matters relating to the preparation for and the carrying out of emergency functions,
- Consideration of confidential, commercial, or financial information, and/or
- Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.

- 3.2 Disclosure:** minutes taken during a nonpublic session must be made available to the Public within 72 hours of the meeting, unless the Public Body has voted to withhold them.
- 3.3 Reasons for Withholding:**
- divulgence of the information would affect the reputation of any person,
 - divulgence of the information would render the proposed action ineffective, and/or
 - the information pertains to terrorism.
- 3.4 Town Clerk's Responsibilities:** The Town Clerk will deliver each January to the Town Administrator, or the Chair of the Public Body, any sealed minutes that will be reaching their nine-year anniversary as of the following January 1st.
- 3.5 Annual Review, if by Town Administrator:** The Town Administrator will open and review these minutes, and create a list for the Public Body that shows the date of the meeting, the RSA quoted as the reason for entering non-public session, a brief synopsis of the discussion, and a recommendation whether to continue to withhold or to leave unsealed. The Public Body will review the list created by the Town Administrator each year to determine if his/her recommendations are sufficient, or if they need to review any of the minutes themselves to make their judgment whether to continue to withhold or to leave unsealed. The Public Body must vote which specific minutes will continue to be withheld, and which will be unsealed.
- 3.6 Annual Review, if by Public Body:** The Public Body will open, review, and determine the disposition of these minutes. The Public Body must vote which specific minutes will continue to be withheld, and which will be unsealed.
- 3.7 Action by the Town Administrator:** All minutes will first be returned to the Town Administrator. The minutes to be unsealed will remain in their opened envelopes. The minutes to remain sealed will be placed into a new envelope with their original details and the date they were reviewed noted on the outside.
- 3.8 Action by the Town Clerk:** All minutes will then be returned to the Town Clerk. S/he will return all sealed minutes to the vault; unsealed minutes will be appended to the minutes of the public meeting where the non-public session took place.

Section 4. Effective Date

- 4.1** This procedure will become effective on the first day of the Calendar Year after its execution.

Adopted by vote of the Selectboard on this date, the ____ day of _____, 2023.

Charles F. Myette, Chairman

Steven M. Couture, Vice-Chairman

Stephen O. Landau, Selectman

Dana Theokas, Selectwoman

Richard S. Trask, Selectman

Town of Chester

Standard Operating Guideline

Title: Property Repurchase

Issued: 09/13/2023

Page 1

Revised:



PURPOSE: To outline the process when a former owner wants to repurchase their property that the Town of Chester (TOC) has taken by Tax Collector Deed.

RESPONSIBILITY: Shared responsibility : **Town Clerk/Tax Collector**, **Selectboard**, **Town Administrator**

REFERENCE: RSA 80:89; RSA 80:90

PROCEDURE:

- 1. Former Owner must submit a letter, stating their intent to repurchase the property.**
 - a. The letter may be submitted to any one of the 3 Responsibility Parties listed above. Once received, copies should be provided to the others Responsibility Parties.
 - b. The Former Owner has 30 days from the date of their Intent to Purchase letter to make payment to the town for repurchase of the property.
- 2. Repurchase Calculation – Town Clerk/Tax Collector**
 - a. Create a folder for the Repurchase.
 - i. Go to: P:\Town Clerk\TAX COLLECTOR\Tax Deeded Properties\Deeds
 - ii. Select the folder for that property
 - iii. Create a new folder, and Name the folder (FormerOwner last name.Repurchase.date of repurchase). e.g. Smith.Repurchase.07212023
 - b. The **Town Clerk/Tax Collector** will collect information from the other parties (penalties, costs, etc.) and complete the Repurchase Calculation.
 - i. Go to : P:\Town Clerk\TAX COLLECTOR\Tax Deeded Properties\Deeds
 - ii. Select the Anytime-Repurchase.xlsx file
 - iii. Open this in Excel
 1. Input the following:
 - a. Name of Former Owner
 - b. Parcel/Address
 - c. Levy date deeded – this is the original Tax Levy year
 - d. Book/Page – of the deed where the town took ownership

Town of Chester

Standard Operating Guideline

Title: Property Repurchase

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Page 2

Revised:



- i. If not currently in the file, print a soft copy and save in file.
- e. Date of Recording – this is the date on the Tax Collector Deed (when TOC took ownership of the property)
- f. Payoff Date: NOTE: this must be within 15 days of the Former Owner's Intent to Repurchase Letter. If you don't have a payoff date, use the latest date possible.
- g. Assessed Value – Check the tax card, or call the Assessor
- h. Year of Value – Check the tax card, or call the Assessor

Total Amounts Owed at Deeding –

A. **Total Amounts Owed at Deeding** – In Avatar, search by PID – select the years of Liens, and input principal, interest, and penalties (costs) onto spreadsheet for each outstanding lien that was deeded.

B. **Daily interest owed from Deeding through Repurchase** This calculation is built in, so no entry needed. This calculates the daily interest owed from the date of the Deeding to the date of Repurchase for the outstanding liens at Deeding.

C. **Subsequent Taxes Accrued after Deeding** This includes ALL taxes and interest that would have been due had the property not been deeded. In other words, the taxes and interest for all years since the date of deeding. If these numbers are in Avitar, go ahead and use them. However, if not, you will need to calculate using the assessed value times the tax rate for that period.

Town Clerk/Tax Collector provides the finalized calculation to the Town Administrator/Selectboard.

3. Town Administrator/Selectboard Respond to Former Owner's Intent to Purchase Letter

The Town Administrator/Selectboard will create a correspondence to the Former Owner of the amount owed, and include the Repurchase Calculation.

Any negotiations will be handled by the Town Administrator/Selectboard.

Payment should be made to the Town of Chester.

4. Once payment is received, the Town Administrator/Selectboard will inform:

Town of Chester

Standard Operating Guideline

Title: Property Repurchase

Issued: 09/13/2023

Page 3

Revised:



- a. Finance of the transaction, and submit the payment to Finance. Note – this is considered sale of a town property, NOT taxes.
 - b. Town Counsel to prepare the deed for the Selectboard signature
5. Once the Deed is prepared, the Selectboard and the Former Owner must sign. The **Town Administrator/Selectboard** will send the signed Deed to:
 - a. The **Town Clerk/Tax Collector** to register with the Registry of Deeds.
 - b. The Assessor to update the software to show the Former Owner replacing the Town of Chester as Owner.
 - c. The Finance Officer (along with a copy of the calculation) to take the property off the Town's insurance policy and file the paperwork for audit purposes.

FORMS:

Anytime-Repurchase.xlsx

Approvals:

Charles Myette, SelectBoard Chairman

Richard Trask, SelectBoard Member

Stephen Couture, SelectBoard Vice Chairman

Deb Doda, Town Administrator

Stephen O. Landau, SelectBoard Member

Justine Celentano, Town Clerk/Tax Collector

Dana Theokas, SelectBoard Member

**Town of Chester
Selectboard’s Meeting
Thursday, August 17, 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)
Conservation Commission Easements
Chester Academy Communication Survey
Emergency Management Plan Review
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
Dana Theokas
Dick Trask
Stephen Landau

Selectboard Absent:

Steve Couture

Members of the Public Present at various times:

Aaron Berube, Police Chief
Victor Chouinard, Conservation Commission
Phil Gladu, Fire Chief / EMD
Chris Kozura
Liz Lufkin, Assistant EMD
Nancy Myette
Saul Shriber

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 non-public for 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 Conservation Easements

Mr. Chouinard pointed out the Pomp Road Conservation easement was approved at Town Meeting and has been before the Board, which asked to have legal counsel review the document. Minor changes were made by legal, and it is now ready for the Board to sign. Chairman Myette mentioned the property is mostly wetlands.

Selectman Landau motioned to approve the Conservation easement consisting of 55.484 acres on Pomp Road identified as Lot 2-28-1. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

Mr. Chouinard read from the Conservation easement for the Finney Conservation area.

“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, Scale1”=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”

Selectman Landau read the easement and was confused with who actually owned the parcel. He suggested having a copy of the deed. Mr. Chouinard advised this has been reviewed by legal. Mr. Chouinard stated the easement intent is a separate document and should stay separate. Selectwoman Theokas felt it has been reviewed by counsel and the easement should be approved this evening.

Selectwoman Theokas motioned to approve the Conservation easement consisting of 7.38 acres near Lane Road identified as Lot 12-14-3. Selectman Landau seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

101 *2.2 Chester Academy Communication Survey*

102
103 Chief Berube requested to add additional items for discussion.

104
105 Chief Berube felt information needs to be clarified after this was brought back up by the School
106 Board. Rockingham County Sheriff’s office is the dispatch agency for the Police Department and
107 provides the software, maintenance, and hardware to provide services from their dispatch center.
108 He explained there is a lack of portable radio transmission for first responders in certain parts of
109 Chester Academy. This has been brought up before about who is responsible for installation and
110 maintenance.

111
112 Chief Berube mentioned Rockingham has some antiquated equipment and they continue to
113 upgrade. Chester is on the outskirts of the RF location. Rockingham Dispatch is looking in Candia to
114 lease part of an antenna and put in updated equipment. This update may provide a larger area of
115 improved communications. The update in Candia was scheduled for July, but some of the parts
116 were backordered.

117
118 Chief Berube mentioned the Municipal Building had the same issue. The Special Detail Fund was
119 used to update the equipment in the Police Department a few years ago, and the new technology
120 fixed the issue. Chief Berube presented a proposal of \$2,370.00 to the group from 2-Way
121 Communications for an engineer to determine what equipment would be needed, if any, to be
122 placed in the school for better communication.

123
124 Chief Berube suggested not moving forward with the proposal until the upgrade is finished.

125
126 ***Selectman Landau motioned to allow Rocking County Sheriff’s Department sixty (60) days to***
127 ***complete the upgrade in Candia. If sixty (60) days passes the Chief is authorized to move forward***
128 ***with the proposal of \$2,370.00 for engineering services at Chester Academy. Selectman Trask***
129 ***seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture***
130 ***–absent, Landau – aye. With four in favor, the motion passed with Couture absent.***

131
132 Chief Berube stated that 80% of the Mobile Data Terminal’s (MDT’s) have been installed. Also, the
133 department is changing phone providers and the service of the new provider is much improved.

134
135 Officer Rue is through his tenth week at the academy. His graduation will be on Friday September
136 29th. He is in the top quarter of his class and all updates have been positive.

137
138 Chief Berube mentioned Sergeant Kerkman and Officer Kehoe are certified crisis intervention team
139 members and peer to peer counselors. Chief Berube is working on establishing an internal Wellness
140 program in the department. Auburn, Candia, and Chester are working on establishing a critical
141 incident stress management team (CISM) with a licensed clinician on the team. An MOU is being
142 created so all three agencies can provide a service to any of the three towns for internal officers.

143
144 There will be a fee to join; it looks like \$1,500.00, but it has not been determined. Chairman Myette
145 felt it was reasonable and asked that justification be provided if it will be a new line item on the
146 budget. Chief Berube may request the expenditure prior to the next budget.

147
148 **III. New Business**

149
150 *3.1 Emergency Management Plan Review*

Fire Chief / Emergency Management Director Gladu explained the five-year update for the Emergency Management Plan will need to be adopted by the Selectboard. Chairman Myette mentioned the Plan was developed by June Garneau with help from the Town’s staff.

Selectman Trask questioned who activates an emergency and what constitutes an emergency. Chief Gladu can activate the Emergency Operations Center (EOC) in town. Asst. Emergency Director Lufkin mentioned if the Town opens their EOC, then the State automatically opens theirs.

Ms. Lufkin stated there is training associated with this and all Selectboard need to complete the training. The required training is ICS-100 and ICS-700. Additional training suggested is ICS-200 and ICS-800. Ms. Lufkin would encourage having a tabletop exercise to run through some of the scenarios. Mr. Shriber, Jennifer Drive, inquired if there is a way to get the information to the residents in town. Ms. Lufkin is working on getting some kind of communication out to residents similar to what the school is doing.

Selectwoman Theokas motioned to adopt the Emergency Management Plan update. Selectman Landau seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

Selectman Landau motioned to accept the National Incident Management System. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

Chairman Myette thanked everyone who helped put this plan together.

IV Consent Agenda

4.1 Current Use Application

Chairman Myette pointed out wetlands under ten acres can be placed in current use.

Selectman Trask motioned to accept the current use application contingent of a monument being placed on the property where current use land starts.

The Board wanted more clarification on the law by legal.

Selectman Trask withdrew his motion.

The Board would like Town Counsel to interpret the RSA and ask if only the wetland can be put into current use. Can a portion of the property, even if it is not all wet, be put into current use or only the wetland.

4.1 Minutes 7-23-2023 and 8-3-2023

Selectwoman Theokas motioned to approve the minutes of July 27, 2023, and August 3, 2023. Chairman Myette seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – abstained. With three in favor, the motion passed with Landau abstaining and Couture absent.

201 *4.1 Land Use Change Tax*

202
203 Chairman Myette explained this is for property that was previously in current use, and this is the tax
204 due for taking it out of current use.

205
206 ***Selectwoman Theokas motioned to approve the signing of the Land Use Change Tax. Selectman***
207 ***Landau seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye,***
208 ***Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.***

209
210 *4.1 Veterans Credit*

211
212 ***Selectman Trask motioned to approve the Veterans credit. Selectwoman Theokas seconded the***
213 ***motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent,***
214 ***Landau – aye. With four in favor, the motion passed with Couture absent.***

215
216 **V. Selectmen’s Business**

217
218 *5.1 Chairman’s Announcements*

219
220 Chairman Myette announced the following meetings and upcoming events:

221
222 Monday August 21, 2023 Spring Hill Farm Meeting at 7:00pm
223
224 Tuesday August 22, 2023 Solar Working Group Meeting at 7:00pm
225
226 Wednesday August 23, 2023 Planning Board Meeting at 7:00pm
227
228 Thursday August 31, 2023 Selectboard Workshop at 6:00pm
229
230 Tuesday September 5, 2023 Solar Working Group Meeting at 7:00pm
231
232 Wednesday September 6, 2023 Planning Board Meeting at 7:00pm
233
234 Thursday September 7, 2023 Selectboard Meeting at 6:00pm

235
236 Town Offices closed on Monday September 4, 2023 for Labor Day Holiday

237
238 Chester Town Fair - Saturday, September 9, 2023 - fun begins at noon!

239
240 Xfinity/Comcast has changed their channel lineup as of August 9th, 2023.

241 Highlights:

- 242 • The Government channel is moving to Channel 6,
- 243 • The Public channel is moving to Channel 8, and
- 244 • The Education channel is staying on Channel 22.
- 245 • WMUR-TV is moving to Channel 9.

246
247 *5.2 Roundtable*

Selectwoman Theokas mentioned Chester Academy is putting in an electronic sign. This is the first electronic sign in Chester. The zoning ordinance approved by the residents does not allow electronic signs in Chester except for government. Selectman Trask felt this sign is going to be an issue for many businesses in Chester. Selectman Landau would like the school to rethink getting an electronic sign.

Selectman Landau mentioned a Boy Scout from the Derry Troop has asked the Selectboard if he can place a Trex bench in front of Stevens Hall for his Eagle Scout project. Selectman Landau stated there is already a bench at Stevens Hall in memory of Red Dolloff, but there could be other locations in town for a bench to be placed such as near the cemetery. He suggested the Board visit Stevens Hall to look at the area.

Selectman Landau pointed out a permanent Christmas tree has been offered to the Town to put up at Stevens Hall. Chairman Myette stated the tree is 14-15 feet and the tree will need to be dug up, transported, and replanted. Selectwoman Theokas asked that Groundskeeping have a plan because there will be substantial upkeep the first few years.

Selectwoman Theokas will organize a meeting at Stevens Hall for the Selectboard and the Boy Scout.

Selectman Trask attended a meeting about the beaver dams in Chester. There are eighteen beaver dams in town and two were identified as possible hazards to roads. Some of the dams are on private property and the town will need permission to enter the property.

Selectman Trask met with Finance Director Smith (not present) and Supervisor of Roads Piper about the funding of the Lane Road repairs.

Selectman Trask mentioned he spoke to NH Executive Councilor Stevens about the center of Town and how the 4A project will bring increased traffic to secondary roads in Chester. Halls Village Road and Webster Lane will have increased traffic due to the project and he asked for consideration of state funding for Halls Village Road. Ms. Stevens seemed very supportive. Chairman Myette suggested Ms. Stevens could help get the grant approved that has been submitted for Halls Village Road. The Executive Council will be releasing the money for the center of town improvements soon.

Chairman Myette
Nothing to report.

5.3 Town Administrator’s Report
Nothing to report.

5.4 Action Items
None

5.5 Non-Public Session(s)

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

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

The meeting was closed to the public at 8:14 PM.

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

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

Selectman Landau motioned to seal the minutes of the first non-public session, on Public Employees. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

Selectman Landau motioned to seal the minutes of the second non-public session, on Public Employees. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

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

VI. Adjournment

Selectman Landau moved to adjourn the meeting. Selectwoman Theokas seconded the motion. A roll call vote was taken Myette – aye, Trask– aye, Theokas –aye, Couture –absent, Landau – aye. With four in favor, the motion passed with Couture absent.

The meeting was adjourned at 9:17 PM.

Respectfully submitted,

Janis A. Jalbert
Recording Secretary

ASSESSING DEPARTMENT

Intent to Cut Coversheet

Owner: Scott, Ted & Therese & Douglas & Katie

Map and Lot: 002-005, 155 Derry Rd

Requirements for BOS Signatures:

1. All owners have signed the intent. ☒ YES NO

2. If under Current Use, LUCT will be issued on non-qualifying land.

Is land under Current Use? ☒ YES NO → farmland (ok to cut)

3. The form is complete? ☒ YES NO

4. Any bond required under RSA 72-B.5 has been received.

Is bond required? YES ☒ NO . current on Taxes .

Additional Comments:

The logger that is almost finished cutting the two abutting parcels for Mr. Strandell. He has asked if this could be signed this week. He doesn't want to have to move the equipment from the site and then bring it back.

Fyi - This the property next to the Root farm (Also owned by Ted Scott.) - Just clarifying that this is Not the property with a conservation easement.

- Jean

NOTICE OF INTENT TO CUT WOOD OR TIMBER

(Assigned by Municipality)

YR

TOWN

OP#

23-085-05-T

PLEASE TYPE OR PRINT (If filling in form on-line; use TAB Key to move through fields)

1. Town/City of: **CHESTER**

2. Tax Map/Block/Lot or USFS Sale Name & Unit No.

MAP 2, LOT 53. Intent Type: Original ☒ Supplemental ☐ (Original Intent Number)4. Name of Access Road: **HALLS VILLAGE ROAD**5a. Acreage of Lot: **26** Acreage of Cut: **26**5b. Anticipated Start Date: **9/18/2023**6. Type of ownership (check only one):

- a. Owner of Land and Stumpage (Joint Tenants) ☒
- b. Owner of Land and Stumpage (Tenants in Common) ☐
- c. Previous owner retaining deeded timber rights ☐
- d. Owner/Purchaser of stumpage & timber rights on public lands (Fed., State, municipal, etc.) or Utility Easements ☐

REPORT OF CUT / CERTIFICATE TO BE SENT TO:

OWNER ☐ OR LOGGER / FORESTER ☒

BY MAIL ☐ OR E-MAIL ☒

7. I/We hereby accept responsibility for reporting all timber cut within 60 days after the completion of the operation or by May 15, whichever comes first. I/We also assume responsibility for any yield tax which may be assessed. (If a corporation, an officer must sign.)

Attach a signature page for additional owners.

SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

THEODORE, THERESE, DOUGLAS, KATHERINE SCOTT

PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

THEODORE, THERESE, DOUGLAS, KATHERINE SCOTT

PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

155 DERRY ROAD

MAILING ADDRESS

CHESTER

CITY OR TOWN

NH

STATE

03036

ZIPCODE

E-MAIL ADDRESS

(603) 396-8500

HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

FOR MUNICIPAL ASSESSING OFFICIALS ONLY

The Selectmen/Municipal Assessing Officials hereby certify that:

1. All owners of record have signed the Intent;
2. The land is not under the Current Use Unproductive category;
3. The form is complete and accurate; and

4. Any timber tax bond required has been received.
\$ _____ Date: _____

5. The tax collector will be notified within 30 days of receipt pursuant to RSA 79:10.

6. This form to be forwarded to DRA within 30 days.

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

For Tax Year April 1, **2023** to March 31, **2024**

8. Description of Wood or Timber To Be Cut

Species	Estimated Amount To Be Cut	
White Pine	20	MBF
Hemlock	10	MBF
Red Pine	1	MBF
Spruce & Fir	0	MBF
Hard Maple	1	MBF
White Birch	1	MBF
Yellow Birch	1	MBF
Oak	15	MBF
Ash	5	MBF
Soft Maple	1	MBF
Beech/Pallet/Tie Logs	5	MBF
Other (Specify)	BLACK & WHITE OAK: 5 MBF	
Pulpwood	Tons	
Spruce & Fir	0	
Hardwood & Aspen	60	
Pine	60	
Hemlock	60	
Biomass Chips	0	
Miscellaneous		
High Grade Spruce/Fir	0	Tons
Cordwood & Fuelwood	20	Cords

9. Species and Amount of Wood or Timber For Personal Use or Exempt. See exemptions on back of form.

Species	N/A	Amount:	N/A
---------	-----	---------	-----

10. By signing below, the Logger/Forester or person responsible for cutting hereby accepts responsibility for verifying the volumes of wood and timber to be reported by the owner, and certifies that they are familiar with RSA 227-J, the timber harvest laws.

SIGNATURE (in ink) OF PERSON RESPONSIBLE FOR CUT

DATE

TIMOTHY RIEL (FOR HHP, INC.)

PRINT CLEARLY OR TYPE NAME OF PERSON RESPONSIBLE FOR CUT

P.O. BOX 489

MAILING ADDRESS

HENNIKER

CITY OR TOWN

NH

STATE

03242

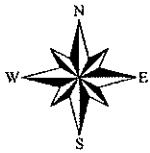
ZIPCODE

(603) 428-3298

PHONE NUMBER

triel@hnp-inc.com

E-MAIL ADDRESS



155 Derry Rd

map 2 Lot 5

1 inch = 752 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

September 18, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

OWNER INFORMATION				SALES HISTORY				PICTURE					
SCOTT, THEODORE & THERESE SCOTT, DOUGLAS & KATHERINE 155 DERRY RD CHESTER, NH 03036				Date	Book	Page	Type	Price	Grantor				
				09/26/2014	5563	0786	U I 90	300,000	LIGHTHALL, CAROLYN				
				04/09/2014	5523	1559	U I 81		DELOREY, ALAN F				
				02/16/2010	5089	2303	U I 38		DELOREY, ALFRED F & AR				
				02/26/1991	2867	1687	U 99						
LISTING HISTORY				NOTES									
09/13/19	SG	BP REVIEW AT DOOR		CULB 155 DERRY RD 2 FAMILY AVG. COND. NO FP L. 24 X 36 2ND LIV. UNIT BLT. 1987 12/2014 ZBA GRANFATHERED 2 FAMILY EYB:1984 01/19 ADJ FIREPLACES									
01/29/19	SG	FEILD REVIEW											
03/01/16	MO27	SALES INSP AT DOOT											
02/10/16	PR22	SALES REVIEW											
03/03/15	JP48	CHANGE	MAIL ADDRE:										
07/20/11	JG14	VISION FIELD REVIEW											
05/31/06	RK14	VISION FIELD REVIEW											
06/11/99	DD00	MEASUR+LISTED											
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value		Notes				
SHED		128		100	14.00	75	1,344		Year: 1976				
							1,300						
										PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land							
2021		\$ 160,600		\$ 1,300		\$ 123,245		Parcel Total: \$ 285,145					
2022		\$ 160,600		\$ 1,300		\$ 123,245		Parcel Total: \$ 285,145					
2023		\$ 160,600		\$ 1,300		\$ 123,245		Parcel Total: \$ 285,145					
LAND VALUATION										LAST REVALUATION: 2019			
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
2F RES	2.000 ac	115,000	H	100	100	100	101	100 -- ROLLING	100	116,200	0 N	116,200	
FARM LAND	24.000 ac	x 8,000	X	88				100 -- ROLLING	50	84,500	71 N	7,045	
	26.000 ac									200,700		123,245	

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
SUPERIOR COURT**

Merrimack Superior Court
5 Court Street
Concord NH 03301

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

NOTICE OF BENCH TRIAL

FILE COPY

Case Name: **Public Service Company of New Hampshire v Town of Allenstown, et al**
Case Number: **217-2022-CV-00914 217-2018-CV-00515; 217-2018-CV-00521; 217-2018-CV-00522; 217-2018-CV-00523; 217-2018-CV-00524; 217-2018-CV-00525; 217-2018-CV-00526; 217-2018-CV-00527; 217-2018-CV-00528; 217-2018-CV-00529; 217-2018-CV-00530; 217-2018-CV-00531; 217-2018-CV-00532; 217-2019-CV-00558; 217-2019-CV-00578; 217-2019-CV-00579; 217-2019-CV-00581; 217-2019-CV-00582; 217-2019-CV-00583; 217-2019-CV-00584; 217-2019-CV-00586; 217-2020-CV-00399; 217-2020-CV-00400; 217-2020-CV-00401; 217-2020-CV-00404; 217-2020-CV-00411; 217-2020-CV-00412; 217-2020-CV-00413; 217-2020-CV-00414; 217-2020-CV-00415; 217-2020-CV-00417; 217-2020-CV-00418; 217-2020-CV-00419; 217-2021-CV-00452; 217-2021-CV-00453; 217-2021-CV-00455; 217-2022-CV-00915**

The court will conduct the following events in this case at Merrimack Superior Court, 5 Court Street Concord NH 03301.

<u>Event:</u>	<u>Date:</u>	<u>Time:</u>
Bench Trial	September 03 - 06, 2024 and	10:00 AM
Bench Trial	September 09 - 13, 2024	10:00 AM

Trial counsel, or parties if unrepresented, shall appear at the Trial Management Conference; clients shall appear at the conference or be available for contact by telephone. Counsel and clients shall be prepared to discuss conduct of the trial and settlement.

All pre-trial motions, including motions in limine, shall be electronically filed at least fourteen days prior to the Trial Management Conference.

All witness lists and exhibit lists shall be electronically filed at the Trial Management Conference.

All pending motions shall be heard at a time set by the court.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625.11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT

September 11, 2023

Catherine J. Ruffle
Clerk of Court

(1272)

C: Geoffrey M. Gallagher, ESQ; Derek D. Lick, ESQ; Christopher L. Boldt, ESQ; Eric A. Maher, ESQ; Briana Leigh Matuszko, ESQ; Meaghan Adele Jepsen, ESQ; Biron Louis Bedard, ESQ; Russell F. Hilliard, ESQ; Barton L. Mayer, ESQ; Timothy Joseph Sullivan, ESQ; Michael P. Courtney, ESQ; Joseph H. Driscoll, IV, ESQ; Walter L. Mitchell, ESQ; Gary J. Kinyon, ESQ; Laura Spector-Morgan, ESQ; HariNarayan Khalsa Grandy, ESQ; Matthew R. Serge, ESQ; Joseph Scott Hoppock, ESQ; Michael J. Lambert, ESQ; Steven A. Bolton, ESQ; Celia K. Leonard, ESQ; Keriann Roman, ESQ; Shawn M. Tanguay, ESQ; Steven M. Whitley, ESQ; Paul T. Fitzgerald, ESQ

Janis Jalbert

From: Daniel Rondeau <[REDACTED]>
Sent: Friday, September 8, 2023 8:43 AM
To: Janis Jalbert
Subject: For the Selectboard SLOW CHILDREN SIGNS

Curious about the status of road side

mowing this year? Harantis lake rd is getting pretty over grown and is difficult for two vehicles to pass with out brush scraping the vehicle. I would like to propose a couple of slow children signs also. In the area of #277 it would be nice to communicate the risk with drivers that pedestrians are potentially walking in that area of Harantis lake rd. Thank you for your time. [REDACTED]

Sent from my iPhone