

**Town of Chester
Board of Selectmen Meeting
Wednesday, November 29th, 2018
Municipal Complex
Approved Minutes**

I. Preliminaries

Call the Meeting to Order
Roll Call
Pledge of Allegiance
Additions and Deletions
Public Comment
Approval of Minutes
Items for Signature
Chester General Store Easement
Police Department Detail Hours
Transfer Station Bid Opening
Budget Meetings Schedule
Fence at Center of Town
Roundtable
Non-Public Sessions
Adjournment

1.1 Call to Order

Chairman Owens called this meeting for the Town of Chester Board of Selectmen to order at 7:00pm.

1.2 Roll Call

Selectmen present:

Cass Buckley (arrived at 7:25pm)
Steve D’Angelo
Joseph Hagan
Stephen Landau
Jeremy Owens

Members of the Public present, at various times:

Thomas LaPorte
Nancy Myette
Sam Nasr, Chester General Store
Penny Williams, Tri-Town Times
And other persons unknown to the Recording Secretary

1.3 Pledge of Allegiance

Chairman Owens led the attendees in the Pledge of Allegiance.

1.4 Chairman’s Additions and Deletions

Sam Nasr of the Chester General Store was added.

1.5 Public Comments

As no Members of the Public wished to be heard, Public Comment was closed at 7:01pm.

II. Old Business

2.1 Approval of Minutes

An approval sheet for the previous weeks’ meeting minutes is in the signature folder.

2.2 Items for Signature

All members should review and sign items in the Signature Folder.

III. New Business

3.1 Chester General Store – Sam Nasr

Sam Nasr from the Chester General Store and his attorney Thomas LaPorte appeared before the Selectmen to discuss an easement for the steps at the General Store that was approved via a Petitioned Warrant Article at Town Meeting 2008. Mr. Nasr discovered as he was in the process of purchasing the property that this easement had never been recorded with the Registry of Deeds and as such his bank is unwilling to move forward with the financing.

Selectman Landau explained to those who may be unaware that this easement had been requested in 2008 by the store’s current owners, the Gesels, due to the fact that part of the store’s entrance was built on a parcel of Town-owned land many years before. Mr. Nasr is willing to pay for the easement, but the Warrant Article is silent on that subject. The easement deed specifies that the easement, which runs with the land, is only for ingress and/or egress, and that if this is no longer needed, the easement will revert to the Town. Town Counsel has been consulted, but their file showed no information other than what the Town already had.

Selectman Hagan moved to execute the Deed for the Easement approved by the Legislative Body at Town Meeting 2008 to allow ingress and egress to the Chester General Store; Selectman Landau seconded the motion. The vote was three in favor with Selectman D’Angelo abstaining and Vice-Chairman Buckley yet to arrive; motion carried.

Mr. Nasr will file the Easement Deed with the Registry himself. He and Mr. LaPorte departed the meeting at 7:14pm.

3.2 Police Department Detail Hours

Vice-Chairman Buckley and Selectman D’Angelo would like to discuss Police Department details, but need further information first – Vice-Chairman Buckley asked for statistics dating back to 2012, and Selectman D’Angelo asked that the location of the detail be included. Police Chief Berube will be asked to provide additional information.

3.3 Transfer Station Pavement Bid Opening

Transfer Station Supervisor Rich Czarnek had solicited three bids to have the Transfer Station pavement sealed and striped; only two were received. These bids were so disparate that it is surmised that the vendors were not looking at identical areas of the property. Transfer Station Supervisor Czarnek will be asked to review them and contact the vendors for updated bids.

Selectman Landau moved to delay the awarding of the Transfer Station Pavement Bid until the BOS Meeting of December 6th, 2018; Selectman Hagan seconded the motion. The vote was four in favor with Vice-Chairman Buckley abstaining due to absence from the discussion; motion carried.

3.4 Budget Meetings Schedule

Selectman D’Angelo would prefer that the Budget Meeting Schedule be rearranged to put the larger departments and Warrant Articles earlier, and to separate the larger departments into different evenings.

He would also like to meet with the Spring Hill Farm Advisory Committee to get an idea of their overall plan for the Farm before discussing their budget. For example, there are various outbuildings that must be maintained before they deteriorate further, and he would like to see the historical artifacts inventoried and secured. Vice-Chairman Buckley demurred, stating that the SHFAC meets infrequently and is not ready to give the Selectmen any recommendations. He added that he would like to see the SHF Trustees become more involved with the SHFAC.

3.5 Fence at Center of Town

Selectman Landau reported that an adjuster from Primex inspected the fence (which was damaged in an accident in December 2017) and estimated ~\$1,400 for repairs. The insurance company of the driver at fault will be paying for the repairs.

The area that is damaged, ~50 linear feet, has been damaged and repaired approximately a dozen times in the last 15 years. Selectman Landau spoke with a local welder and wondered if that corner should be redesigned, although Selectman D’Angelo cautioned against creating a dangerous situation with any changes.

This subject will be addressed again when the check from the insurance company is in hand.

IV. Selectmen’s Business

4.1 Roundtable

Selectman Landau:

- The Police Department Space Needs Working Group met this week with four of the seven bidders for the Space Needs project. One was selected, but will not be announced until all bidders have been contacted.
- He is concerned with the Planning Board’s request to provide estimates for CIP items that will not be purchased for many years, as they will no longer be accurate. He would also like a better definition of the difference between a CIP item and a maintenance item; for example, he was told that replacing the slate roof at Stevens Hall would be ‘Maintenance’ but that painting Stevens hall would be ‘CIP’. Vice-Chairman Buckley suggested that perhaps the State had a better definition.
- He wondered if perhaps all of the roofs needing repair for the next seven years or so could be grouped together for one single estimate. It was decided that a two-year period would be preferable, due to fluctuations in the cost of labor and oil over a seven-year period. The most important thing is to triage the roofs in order to get them into the Budget or CIP in the appropriate order.
- The Maintenance, Fire, and Highway Departments plan to move the unused stove from Stevens Hall to the Chester Kitchen on Monday or Tuesday. It has to be in place and hooked up before Saturday when the Library’s Breakfast With Santa takes place. Another group in Town may be able to donate a different stove to be used in Stevens Hall. Also, it appears that hood and fire

suppression systems might be needed in other Town buildings that are designated as ‘areas of assembly’.

- He has spoken to the Deputy Warden at the jail about getting the Trustees Program back to Chester again. There are some particular rules and regulations that had not been followed properly previously – no cigarettes, and no heavy (tractors) or dangerous (chainsaws) equipment. Various jobs were suggested, such as finishing the siding on the Wason Pond Barn and painting the silo at Spring Hill Farm. He is open to suggestions of other jobs that need to be done. No Town employees will be involved in this project.
- The Historical Society has suggested sponsoring a Barn Raising, much like the Wason Pond Bridge building, for the 300th Anniversary, perhaps with an LCHIP grant. The Town is already harvesting timber that could be used. Chuck Myette will be speaking to the Timber Guild about this.
- He has become aware that the Congregational Church, which was the Town’s first meetinghouse, has serious problems with its steeple. The church will start fundraising for repairs, and the Historical Society plans to contribute; an LCHIP grant is being sought. In 1957 the Town gave funds for other repairs, so there is a precedent; he wondered if the Selectmen would be willing to float a Warrant Article to donate \$10k towards these repairs, as it is a historic building for the Town. Town Counsel was consulted; as long as there is no religious aspect to the work, this is permissible. He also wondered if funds to assist with the repair work could be put into the CIP. Selectman Hagan is concerned that as Church membership is declining, at some point in the future the Town could own the building again, and be responsible for its maintenance.

Selectman D’Angelo:

- Nothing to report.

Selectman Hagan:

- Nothing to report.

Vice-Chairman Buckley:

- Nothing to report.

Chairman Owens:

- There is currently no update on the open Maintenance position.
- Town Clerk Newnan has asked that the Selectmen sign the annual contract to engage a mortgage search firm for liening and deeding. **Selectman D’Angelo moved to sign the Sanders Searches contract; Selectman Landau seconded the motion. The vote was unanimous in the affirmative; motion carried.**
- A Trapping Permit has been received from the resident wishing to archery hunt and trap on Town-owned land; as Vice-Chairman Buckley had been speaking with this resident, he signed it.
- Assistant Assessor Packard passed along some recently received information about grants to develop essential community facilities in rural areas; it appears that the deadline is too near to apply this year but it should be remembered for the future.

4.2 Public Comment

As no Members of the Public wished to be heard, Public Comment was closed at 8:12pm.

4.3 Non-Public Sessions

Selectman Landau moved that the Board go into non-public session under RSA 91-A:3 II (a) Public Employees; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.

The meeting room was closed at 8:13pm.

The meeting room was re-opened at 9:00pm.

Vice-Chairman Buckley moved that the Board come out of non-public session; Selectman D’Angelo seconded the motion. The vote was unanimous in the affirmative; motion carried.

Selectman Landau moved that the minutes to the non-public session on Public Employees be sealed for a period of six (6) months; Selectman Hagan seconded the motion. The vote was unanimous in the affirmative; motion carried.

V. Adjournment

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, December 6th, 2018.

Selectman Landau moved to adjourn the meeting; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.

The meeting was adjourned at 9:01pm.

Respectfully Submitted,

Debra H. Doda
Recording Secretary