

**Town of Chester  
Board of Selectmen Meeting  
Thursday, December 13<sup>th</sup>, 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 Congregational Church Repairs  
Transfer Station Pavement Bids  
Essential Employees  
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 7:03pm)  
Steve D’Angelo  
Joseph Hagan  
Stephen Landau  
Jeremy Owens

Members of the Public present, at various times:

Paul Cavanaugh  
Nancy Myette  
Tony Piemonte, NH House Representative-Elect  
Nate Rockwell, Chester Congregational Church  
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*

There were neither additions nor deletions.

*1.5 Public Comments*

Tony Piemonte stood and was recognized. He identified himself as the recently elected State Representative for Rockingham District 4 – Auburn, Chester, and Auburn. He wanted to thank the people of Chester for voting for him, and to mention State Bill 503, which increases the maximum amount of the optional veterans’ tax credit from \$500 to \$750. Each Town needs to adopt this bill via a Warrant Article at Town Meeting. There was some question as to whether this credit applies to all veterans, or only combat veterans; this will be researched. Selectman D’Angelo suggested looking at the revenue projections before making any decisions, and added that he and Vice-Chairman Buckley have been looking at increasing the elderly tax credit as well.

As no Members of the Public wished to be heard, Public Comment was closed at 7:07pm.

## **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 Congregational Church Repairs – Nate Rockwell*

Nate Rockwell appeared before the Selectmen to discuss needed repairs at the Chester Congregational Church, as originally mentioned last week by Selectman Landau.

The Church, which was Chester’s original meeting house, was built in 1773. The steeple was added in 1839, and the Town’s clock installed in that in 1881. It is an iconic landmark and was added to the National Register of Historic Places in 1986.

The building was assessed this Spring by Preservation Timber Framing Inc., who reported that although most of the building was in very good shape, the steeple was not. Leaks in the steeple have caused beams to rot and damage to the ceiling of the meeting room. Painting is also needed, as well as repairs to windows, shutters, and the foundation. Preservation Timber Framing Inc. estimates the total cost of this work at \$416,975, with \$237,500 of that being the steeple alone. Due to the need for staging to be erected for any steeple work, it would not be efficient or economical to do that particular part of the job piecemeal. Vice-Chairman Buckley asked if it was possible to patch the roof in order to stop any more leaks; the church is already having a contractor do some flashing repair.

The Church has begun a three-year fundraising drive, which will begin in 2019. They are also planning to apply for an LCHIP grant. Mr. Rockwell noted that the cost estimates are from the Timber Framers, not from any contractor, and that certain governmental guidelines for the restoration of historical buildings must be adhered to in order to qualify for an LCHIP grant.

Selectman D’Angelo asked if an engineer had been consulted to look at the building’s structural integrity; one has not, but as Vice-Chairman Buckley pointed out, the Preservation Timber Framers are more than qualified to make that sort of judgment.

Mr. Rockwell departed the meeting at 7:17pm.

### *3.2 Transfer Station Pavement Bids - Update*

Transfer Station Supervisor Czarnek had been asked to get updated bids from the two vendors who had provided the original, quite disparate ones. The bids were opened, and although they were more similar than the last two, they still did not appear to be for the same place. The discrepancy between the two bidders in the square footage of the area is concerning to the Selectmen, as well as the fact that one of the bidders does not mention ‘sealing’ at all. Apparently no RFP was created. As no work can be done until the Spring, it was suggested that Transfer Station Supervisor Czarnek be asked to create an RFP to ensure that all bids are identical. BOS AA Doda will speak with him tomorrow.

### *3.3 Essential Employees*

It was suggested at last week’s Selectmen’s meeting that the topic of “essential employees” be discussed again. Selectman Landau stated that the Selectmen need to define what an ‘essential employee’ is, especially since it can depend on the situation. Vice-Chairman Buckley believes that this topic was already discussed and resolved and asked for any minutes referencing it to be sent to the Selectmen so that they can research the subject before discussing it again, if necessary. Selectman Landau added that it should be included in the Personnel Policy Manual. BOS AA Doda will find and forward these minutes to the Selectmen for their perusal.

## **IV. Selectmen’s Business**

### *4.1 Roundtable*

#### *Selectman Landau:*

- He would like to draft a Warrant Article for a donation to the Chester Congregational Church, and is working on some others.
- He will be visiting the Wason Pond Community Center tomorrow morning with a local architect.
- He would like the Rockingham County Jail Trustees to paint the Highway Garage; the only issue appears to be the hose tower.

#### *Selectman D’Angelo:*

- As there is nothing on the agenda for the next few meetings, he suggested either cancelling them or discussing some major topics, such as the Town Administrator, the CIP, Spring Hill Farm, Buildings, etc. Chairman Owens suggested cancelling the meetings of December 20<sup>th</sup> and December 27<sup>th</sup>; the other Selectmen were amenable to this suggestion.

#### *Selectman Hagan:*

- He hoped the Town could find a way to assist the Church in saving the steeple, as it is a historic building. The decision, however, is up to the Legislative Body. Selectman Landau added that he would like to speak with Fire Chief Greg Bolduc to see if putting the Fire Department’s transmitter into the steeple is a possibility, and/or if it could be used as a cell tower.

#### *Vice-Chairman Buckley:*

- Nothing to report.

#### *Chairman Owens:*

- He should be ready to discuss the Town Administrator position at the meeting of January 3<sup>rd</sup>, 2019.
- The State has sent out Keno flyers again, encouraging the Town to support it via a Warrant Article at next year’s Town Meeting. The only establishment in Town that could offer Keno is G&P; if they were to request that a Warrant Article be drafted, the Selectmen would consider it, but not otherwise. Selectman Landau added that residents who are interested in Keno could always submit a petitioned Warrant Article.

- Town Hall will be closing at 1pm on Christmas Eve and New Year’s Eve, and will be closed on Christmas Day and New Year’s Day. Selectman Landau is willing to be ‘on call’ should someone need welfare assistance during this time; the Police Department should be contacted.

#### *4.2 Public Comment*

As no Members of the Public wished to be heard, Public Comment was closed at 7:51pm.

#### *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, (b) Employment, (c) Reputation, (d) Property, and (e) Pending Litigation; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

The meeting room was closed at 7:52pm. Paul Cavanaugh remained in the meeting room.

Mr. Cavanaugh departed the meeting room at 8:10pm.

The meeting room was re-opened at 8:41pm.

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

**Selectman Landau moved that the minutes to the first non-public session, on Employment, be sealed for a period of six (6) weeks; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Selectman Landau moved that the minutes to the second non-public session, on Reputation, be sealed for an indefinite period; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Selectman Landau moved that the minutes to the third non-public session, on Pending Litigation, be sealed for an indefinite period; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Selectman Landau moved that the minutes to the fourth non-public session, on Property, be sealed for a period of six (6) months; Vice-Chairman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Selectman Landau moved that the minutes to the fifth non-public session, on Public Employees, be sealed for a period of six (6) months; Vice-Chairman Buckley 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, January 3<sup>rd</sup>, 2019.

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

The meeting was adjourned at 8:43pm.

Respectfully Submitted,

Debra H. Doda  
Recording Secretary