

**Town of Chester  
Board of Selectmen Meeting  
Thursday, March 7<sup>th</sup>, 2019  
Municipal Complex  
Approved Minutes**

**I. Preliminaries**

Non-Meeting with Counsel  
Non-Public Session  
Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Additions and Deletions  
Public Comment  
Approval of Minutes  
Items for Signature  
24 Carlin Street  
Wason Pond Pavilion  
15 Chester Street  
Fire Department  
Roundtable  
Non-Public Session  
Adjournment

*1.1 Non-Meeting with Counsel*

The Selectmen conferred with Counsel in a non-meeting under RSA 91-A:2 I (b) from 6:30pm – 7:00pm.

*1.2 Non-Public Session*

**Selectman Landau moved that the Board go into non-public session under RSA 91-A:3 II (a) Public Employees; Selectman D’Angelo seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

The meeting room was closed at 7:00pm. Police Chief Berube remained in the meeting room.

Police Chief Berube departed the meeting room at 7:04pm.

The meeting room was re-opened at 7:04pm.

**Selectman Landau moved that the Board come out of non-public session; Selectman D’Angelo seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

**Selectman D’Angelo moved that the minutes to the first non-public session, on Public Employees, be sealed for an indefinite period; Chairman Owens seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

*1.3 Call to Order*

Chairman Owens called this meeting of the Town of Chester Board of Selectmen to order at 7:04pm.

*1.4 Roll Call*

Selectmen present:

Steve D’Angelo  
Joseph Hagan (via telephone)  
Stephen Landau  
Jeremy Owens

Selectmen absent:

Cass Buckley

Members of the Public present, at various times:

Aaron Berube, Police Chief  
Greg Bolduc, Fire Chief  
Myrick Bunker, Building Inspector  
Adam Gaudet, 603 Realty  
Jerome Gesel  
Chuck Myette  
Nancy Myette  
Russell Quintal  
Corinna Reishus, Recreation Director  
Penny Williams, Tri-Town Times  
And other persons unknown to the Recording Secretary

*1.5 Pledge of Allegiance*

Chairman Owens led the attendees in the Pledge of Allegiance.

*1.6 Chairman’s Additions and Deletions*

There were neither additions nor deletions.

*1.7 Public Comment*

As no Members of the Public wished to be heard, Public Comment was closed at 7:05pm.

**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 24 Carkin Street*

Russell Quintal appeared before the Selectmen to continue a discussion from January on Town-owned property abutting his house at 24 Carkin Street. This property was originally designed to hold a cul-de-sac but was never built that way. The Selectmen had suggested that Mr. Quintal submit a petitioned Warrant Article, asking the Town to either sell him the ~quarter acre or grant him an easement on it.

Mr. Quintal spoke with a land attorney who suggested that as the -de-sac was never actually built, the Town might not own the land, and that it might have reverted to the abutters. Selectman D’Angelo suggested that he solicit an opinion letter from that attorney and asked that BOS AA Doda consult with Town Counsel Diane Gorrow as well.

Mr. Quintal departed the meeting at 7:14pm.

## *3.2 Wason Pond Pavilion*

Wason Pond Commission Chair Chuck Myette and Recreation Director Corinna Reishus appeared before the Selectmen to discuss the building of a 20’ x 40’, 800 sq. ft pavilion at Wason Pond, which is allowable per the easement and in the CIP for FY20-21.

This subject had been discussed at the Wason Pond Commission meeting earlier this week, with a query made as to whether it should be moved up to FY19-20. Recreation Director Reishus warned that the Recreation Commission is opposed to building the pavilion this coming year as the security issues at the Wason Pond property have not yet been solved.

Mr. Myette stated that the pavilion needs to be designed and engineered before it can be built and would like to start that work in FY19-20. He has contacted the Timber Framers Guild, which is the group that assisted with the building of the Wason Pond Bridge; they have estimated design and engineering costs at \$4,500. There is \$39k in the CIP, which is what the project would cost if the TFG provided all the materials and did all the work; however, the WPC would prefer to source the lumber itself off Town-owned property and build the pavilion as a community project.

It was suggested that the Recreation Commission be approached about using their impact

fees for the engineering. Selectman D’Angelo opined that the funds might be able to be encumbered at the end of FY18-19, or it could be added to the budget for FY19-20. The Recreation Department will discuss this at their meeting on Monday, March 11<sup>th</sup>.

Mr. Myette and Recreation Director Reishus departed the meeting table at 7:26pm.

### *3.3 15 Chester Street*

Jerome Gesel and Building Inspector Myrick Bunker appeared before the Selectmen to continue last week’s discussion about Mr. Gesel obtaining a Certificate of Occupancy for 15 Chester Street.

Selectman D’Angelo noted that Mr. Gesel had again been given additional time last year to complete the requirements for his property and asked why the subject was still under discussion. Mr. Gesel replied that he had gone to the ZBA and received the required variances and had gone to the Planning Board and received a conditional site plan approval. Some of the remaining requirements are connected to the parking lot which cannot be done this time of year. Mr. Gaudet, owner of 603 Realty, would like to open his office now, and Mr. Gesel would like to open the Center Scoop at the end of March; neither of these can take place until Building Inspector Bunker issues the Certificate of Occupancy.

Building Inspector Bunker stated that the required work must be done if Mr. Gesel wants his CO, to which Mr. Gesel replied that he needs income in order to perform the work so he must be allowed to open. Selectman D’Angelo noted that Mr. Gesel had just sold the General Store and suggested that he utilize those funds.

Building Inspector Bunker had created, at the Selectmen’s request, a list of all the outstanding work to be done. Mr. Gesel stated that he did not have this list, which had been emailed to him by Building Inspector Bunker; Selectman D’Angelo handed over his own hard copy and suggested that Mr. Gesel return to next week’s Selectmen’s meeting with a timeline of when he expects to complete each item on the list.

Mr. Gesel and Building Inspector Bunker departed the meeting at 7:36pm.

### *3.4 Fire Department*

Fire Chief Greg Bolduc appeared before the Selectmen to discuss LED lighting upgrades and pay rates for the Call members.

In 2016 the Maintenance Department replaced the Fire House’s fluorescent bulbs with LEDs, which was expected to save on electricity costs. Because of this, his budget line for electricity this fiscal year was cut by \$600. However, as the ballasts were not replaced, these expected savings did not materialize. In addition, supply costs went up. As a result, his line for electricity will be overspent and combined with an unexpected engine repair, he has decided to place a freeze on spending at the Fire Department.

He had requested an audit from Concord Electric, who recommended a full LED lighting upgrade through a program currently underway by Eversource. They will reimburse the Town for 100% of the materials needed for this upgrade; the Town only pays for the work to install them, which is estimated to be under \$5,000. Concord Electric estimates that this upgrade will save the Fire Department ~\$2,500 each year in electrical costs. Selectman Landau suggested that the \$5,000 could be found in this year’s budget; the remainder of the Selectmen were in favor of Fire Chief Bolduc going ahead with this plan now.

The second subject he wanted to discuss was pay rates for the Fire Department call members for the upcoming Fiscal Year. Training time is currently paid at \$10/hour, and incident time pay varies depending on what certifications each member holds. He would like to raise the base rate for a member with no certifications to \$12/hour, with a \$1/hour increase with every certification. Each certification takes approximately one year to obtain. The current average rate per member is \$13/hour; this would raise the average to \$17/hour, which is in line with comparable towns. He would need ~\$6,600 to make this change.

Selectman D’Angelo confirmed that call members did not receive a COLA increase in July 2018 and that they would have not been eligible for a merit increase in January 2019 if these had been given. He asked what the bottom-line increase to the Fire Department budget would be; Fire Chief Bolduc stated that the current increase for FY19-20 was 4.4% over FY18-19, and with this change it would be 4.84%.

The Selectmen had no objections to this plan. Fire Chief Bolduc will provide an updated copy of his budget to Finance Director Joanne Smith. He will also doublecheck with her to be sure his stipend amount is correct.

Fire Chief Bolduc departed the meeting at 7:58pm.

#### **IV. Selectmen’s Business**

##### **4.1 Roundtable**

*Selectman Landau:*

- The DES Dam Bureau will be inspecting the Wason Pond Dam at some point after March 15<sup>th</sup>. A copy of their notification letter has been given to Wason Pond Commission Chair Chuck Myette; anyone who is interested in attending this inspection should contact the Dam Bureau. Representatives from the Maintenance Department will be in attendance and have been asked to prepare for this inspection by making sure any brush and trees are removed from the structure.
- Notes from this morning’s Department Heads meeting:
  - The Transfer Station continues to work its winter hours of 5:30pm – 7:30pm on Wednesday nights.
  - The Police Department’s Drug Take-Back Day on April 27<sup>th</sup> will be at the Transfer Station rather than the Police Station lobby.
  - The Planning Board is working on Assisted Living ordinances.

- A recently arrested person voided themselves and soiled a cruiser and the booking room at the Police Station. A Police Department member and the Housekeeper cleaned, but neither are trained for biohazards. Other Towns contract with trained biohazard cleaning companies; he would like to add a line to the budget, most likely under GGB. He will procure a figure.
- The Wason Pond Community Center Parking Lot will be discussed again after July 1<sup>st</sup>; a solution may be found.

*Selectman D’Angelo:*

- Nothing to report.

*Selectman Hagan:*

- Nothing to report.

*Chairman Owens:*

- The Police Department Night of Comedy is this coming Saturday, March 9<sup>th</sup>, in the MPR. Doors open at 6:00pm and the show begins at 7:00pm. Tickets are \$25 per person and available through the Police Department.
- The School District Meeting is this coming Tuesday, March 12<sup>th</sup>, at the Chester Academy Cafetorium. It begins at 7:00pm. Selectman Landau added that the School budget makes up two-thirds of one’s entire tax bill and encouraged residents to attend and vote.

#### *4.2 Non-Public Session*

**Selectman Landau moved that the Board go into non-public session under RSA 91-A:3 II (c) Reputation; Selectman D’Angelo seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

The meeting room was closed at 8:06pm. Recreation Director Reishus remained in the room.

Recreation Director Reishus departed the meeting at 8:18pm.

The meeting room was re-opened at 8:18pm.

**Selectman D’Angelo moved that the Board come out of non-public session; Selectman Landau seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

**Selectman Landau moved that the minutes to the second non-public session, on Reputation, be sealed for a period of sixty (60) days; Selectman D’Angelo seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

## **V. Adjournment**

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, March 14<sup>th</sup>, 2019.

**Selectman Hagan moved to adjourn the meeting; Selectman D’Angelo seconded the motion. The vote was four in favor with Vice-Chairman Buckley absent; motion carried.**

The meeting was adjourned at 8:20pm.

Respectfully Submitted,

Debra H. Doda  
Recording Secretary