

**Town of Chester
Board of Selectmen Meeting
Thursday, February 28th, 2019
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
StreetScan
Town Hall Safety Renovations
15 Chester Street
Chester Police Association Event
Warrant Articles
Roundtable
Adjournment

1.1 Call to Order

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

1.2 Roll Call

Selectmen present:

Cass Buckley (arrived at 7:09pm)
Joseph Hagan (arrived at 7:04pm)
Stephen Landau
Jeremy Owens

Selectmen absent:

Steve D’Angelo

Members of the Public present, at various times:

Roy Apostle, StreetScan
Aaron Berube, Police Chief
Myrick Bunker, Building Inspector
Adam Gaudet, 603 Realty

Jerome Gesel
Andrew Hadik, Planning Coordinator
Nancy Myette
Michael Oleson, Road Agent
Will Sable, Police Sargent
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 Comment

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 StreetScan

Road Agent Oleson appeared before the Selectmen along with Roy Apostle from StreetScan in order to discuss the findings of the road survey done on the Town’s paved roads in October 2018.

StreetScan performed this survey by driving the Town’s roads using the “ScanVan”, which is equipped with 3D cameras fore and aft, surface and ground-penetrating radar, and a GPS. The collected data was then uploaded onto a web-based platform and a color-coded map of the entire Town can be viewed online. This data can also be downloaded to a CSV file. The platform is quite customizable, with the ability to expand classes and make many other changes.

Mr. Apostle reported that StreetScan rates roads on a Pavement Condition Index (PCI) of 1-100, with most rural/semi-suburban towns in New England, like Chester, having an overall average of 70-75. Chester’s roads came in at 68, with 19% of its roads rated under 55. Roads rated under 55 are considered to be in need of a heavy reclaim or a rebuild.

Using its budget planning tool, StreetScan estimates that the cost to bring all of the Town’s paved roads up to a good condition is in the \$29M range. This is based on calculating the cost of crack seal at \$1, reclaim at \$32, and rebuild at \$85, all per square yard. Road Agent Oleson pointed out that this is the cost to pave only and does not include engineering, gravel add-in, tree removal, etc.

Mr. Apostle would be glad to speak with residents about this survey. Copies of his business card are available in the Selectmen’s Office.

Mr. Apostle departed the meeting at 7:29pm.

3.2 Town Hall Safety Renovations

Building Inspector Bunker appeared before the Selectmen to present the results of the Town Hall safety study originally discussed in August 2018.

Architect Dann Norris Batting surveyed the building, consulted with the alarm company, and drafted a plan that would allow residents to easily conduct business in the Town Clerk’s office while keeping the rest of the building secured. Employees would enter locked doors using a key card, which could be made by the Police Department; doors would always be able to be opened from the inside for exiting. Visitors would contact the office they wished to visit to be buzzed in. Police Chief Berube stated that the Joint Loss Committee had discussed walling off hallways but found that that would violate fire codes.

There was some discussion about how surrounding Towns secure their buildings; many are open but are also looking into safety measures. Police Chief Berube noted that members of the Joint Loss Committee bring this subject up at each meeting.

Vice-Chairman Buckley would like to see a Town Hall traffic count first, a list of what the employees believe the issues are – safety, nuisance? – and alternate solutions so that employees would still be able to effectively serve the public. Police Chief Berube will poll them looking for their opinions on the issues.

The discussion ended at 7:56pm; Building Inspector Bunker remained at the meeting table.

3.3 15 Chester Street

Jerome Gesel appeared before the Selectmen to ask them to override Building Inspector Bunker’s decision to not issue a Certificate of Occupancy for 15 Chester Street as ice cream season approaches. Mr. Gesel would like his CO in March.

Building Inspector Bunker has declined to issue this CO, as among other things the Planning Board still considers Mr. Gesel’s site plan to be conditional rather than approved due to issues with barriers, signage, and parking. The ZBA also put conditions on the variances they granted, which remain unmet. Neither the ramp nor the door to the Real Estate office are ADA compliant, and there are three items incomplete on the Fire Department’s list of conditions.

Mr. Gesel argued that all site plans are conditional, and that the Planning Board did not set a deadline for its conditions; Planning Coordinator Hadik disputed this. Mr. Gesel then stated that the Fire Department had given him until May 17th, 2019 to complete their requirements, and he plans to begin that work in April. He added that the Ice Cream shop was all set, which Planning Coordinator Hadik also disputed, stating that an ADA compliant restroom and path to it were still required. Mr. Gesel stated that the Real Estate Office would be all set next week and that he would work on the parking lot after May 17th. Selectman Hagan inquired about the parking requirement; Planning Coordinator Hadik stated that even after an expansion, 15 Chester Street will only have 28-29 spots where 36 are required. This requirement is driven by the new use of the Real Estate Office and is not specific to Chester.

Adam Gaudet stood and was recognized. He stated that he is the owner of 603 Realty, which is one of the prospective offices at 15 Chester Street, and asked if it was possible to separate the parts of the building in order that a CO could be issued for his office and he might move in and begin paying Mr. Gesel rent.

Vice-Chairman Buckley stated that this situation had been ongoing for years. He would like a detailed list of the remaining outstanding conditions, who requires them, and when they were put into place. He stated that if all of the interior conditions were met, and a contract in place for the parking lot, that he might be in favor of another temporary CO; Building Inspector Bunker demurred, stating that he is against issuing any more temporary COs to Mr. Gesel.

The Selectmen asked Building Inspector Bunker to compile a list of the outstanding issues at 15 Chester Street and will put him and Mr. Gesel on next week’s BOS agenda.

Building Inspector Bunker and Mr. Gesel departed the meeting at 8:45pm.

3.4 Chester Police Benevolent Association Event

Police Chief Berube and Sargent Will Sable, president of the Chester Police Benevolent

Association, appeared before the Selectmen to request permission to allow the consumption of BYO alcohol at their third annual Night of Comedy to be held on Saturday, March 9th, 2019 in the MPR. Tickets are \$25/person; doors open at 6pm and the show begins at 7pm. They will be hiring an outside agency to provide a police detail, and have umbrella insurance. Funds raised by the Association have helped with the purchase of various necessary Police Department items, saving taxpayer dollars.

Vice-Chairman Buckley moved to allow the Chester Police Benevolent Association to hold a BYOB Night of Comedy fundraiser in the MPR on Saturday, March 9th, 2019; Selectman Hagan seconded the motion. The vote was four in favor with Selectman D’Angelo absent; motion carried.

Police Chief Berube and Sargent Sable departed the meeting at 8:47pm.

3.5 Warrant Articles

The Selectmen reviewed the current draft of the Warrant for Town Meeting 2019, and made the following changes:

- Delete the draft WA on a Transportation Improvement Capital Reserve Fund
- Delete the draft WA on a Competitive Employee Compensation Study
- Delete the draft WAs on the sale or easement of a Town-owned property and ask the interested party to resubmit it as a Petition Warrant Article. The value of the parcel in question has not been determined.

Vice-Chairman Buckley asked if the tax credit changes needed to be voted upon by Warrant Article; they do. The Selectmen are still waiting to hear from Rockingham County Conservation District as to the permissibility of creating a solid surface at the Wason Pond Community Center by the handicap parking spaces.

IV. Selectmen’s Business

4.1 Roundtable

Selectman Landau:

- Research shows that the tree at Stevens Hall that is blocking the newly installed flashing red light on top of the stop sign has no historical value. Vice-Chairman Buckley suggested trimming it back enough that the light can be seen from 300’ feet away; the Maintenance Department will be asked to handle this.

Selectman Hagan:

- Nothing to report.

Vice-Chairman Buckley:

- Nothing to report.

Chairman Owens:

- Nothing to report.

V. Adjournment

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, March 7th, 2019.

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

The meeting was adjourned at 9:04pm.

Respectfully Submitted,

Debra H. Doda
Recording Secretary