

**Town of Chester
Board of Selectmen Meeting
Thursday, April 25th, 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
Appointment to the Scenic Byway Committee
Public Hearing: Road Acceptance – Marden Lane
Public Hearing: Purchase of Stone Property
Roundtable
Non-Public Sessions
Adjournment

1.1 Call to Order

Chairman Owens called this meeting of the Town of Chester Board of Selectmen to order at 7:01pm.

1.2 Roll Call

Selectmen present:

Cass Buckley
Steve D’Angelo
Stephen Landau
Jeremy Owens

Selectmen absent:

Joseph Hagan

Members of the Public present, at various times:

Michelle Hatch
Rhonda Lamphere
Cindy LeBlanc
Norman LeBlanc
Jean Methot, Scenic Byway Committee
Chuck Myette
Nancy Myette
Michael Oleson, Road Agent
Royal Richardson
Dick Trask
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 7:01pm.

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 Appointment to the Scenic Byway Committee

Jean Methot appeared before the Selectmen with Michelle Hatch, a resident who is interested in being appointed to the Scenic Byway Committee. She will be replacing two members who are no longer able to serve, as one has moved out of Town and the other is now less mobile.

Ms. Hatch is very interested in promoting the Town through activities and an improved, more interactive website, which will appeal to all ages. She added that her business, Bittersweet Blessings, will be selling all of the 300th Anniversary Committee souvenir items without commission and will be covering any credit card charges themselves.

Selectman Landau moved to appoint Michelle Hatch as a regular member of the Scenic Byway Committee for a three-year term to expire on May 31st, 2022; Selectman D’Angelo seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

Mr. Methot and Ms. Hatch departed the meeting at 7:04pm.

3.2 Public Hearing: Road Acceptance – Marden Lane

Selectman Landau moved to open the Public Hearing on the acceptance of Marden Lane; Selectman D’Angelo seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

The Public Hearing on Marden Lane was opened at 7:04pm and will remain open until at least 8:04pm.

Chairman Owens read documentation from the Planning Board supporting the acceptance of Marden Lane. Road Agent Oleson stated that he wished that all roads were built as well as Marden Lane has been.

No members of the Public wished to be heard at this time; as the Public Hearing on the acceptance of Marden Lane will remain open until 8:04pm, anyone wishing to speak to it is welcome to approach the microphone and do so.

3.2 Public Hearing: Warrant Article – Stone Property Purchase

Selectman Landau moved to open the Public Hearing on the Warrant Article proposing the purchase of the Stone Property via a bank loan; Selectman D’Angelo seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

The Public Hearing on the Warrant Article proposing the purchase of the Stone Property via a bank loan was opened at 7:07pm and will remain open until at least 8:07pm.

Vice-Chairman Buckley asked why the Warrant Article on the Stone Property had no tax impact; this is because the first payment is not due until FY20-21. He is concerned that this is misleading and would prefer that the tax impact over the five years of the loan be included, or an explanatory paragraph; unfortunately, this is not statutorily permissible. Town Counsel has suggested that this information could be provided during Town Meeting.

Chuck Myette gave a brief presentation on the Stone Property: its location, what the property contains, reasons why the Town might want to purchase it – among other things, for growth and safety reasons – and the funding mechanism.

Royal Richardson inquired about the cost of the loan, and the estimated cost to build the road extension and/or renovate the property. He suggested that the Selectmen include any estimated costs above and beyond the loan for the presentation at Town Meeting.

Rhonda Lamphere is concerned that the land is wet, and that will add to the cost of a road due to the need to work around wetlands.

Selectman Landau stated that the building could be used for several different options. He will research the possible costs to renovate the building and to build the road, contacting Jeff Adler from Dubois & King and a wetland scientist that Road Agent Oleson recommends, and have those figures ready for Town Meeting. He added that it might be possible to procure an LCHIP (Land & Community Heritage Investment Program) grant, or the loan might be paid off using funds from the Unassigned Fund Balance.

No members of the Public wished to be heard at this time; as the Public Hearing on the Warrant Article proposing the purchase of the Stone Property via a bank loan will remain open until 8:07pm, anyone wishing to speak to it is welcome to approach the microphone and do so.

IV. Selectmen’s Business

4.1 Roundtable

Selectman Landau:

- He met with the Post Office today; they would like to remain in their current location. The Library had been talking about expanding towards them, perhaps using the second floor for offices, and the Post Office is amenable to giving up some of their unneeded space.
- The Trustees from the Rockingham County Jail will be coming for one week in each July and August, unless their schedule frees up earlier.
- He noted that there is an abutters’ notice in each folder for a communications tower to be installed in Bedford, adding that both the property behind the school and the Stone property are both suitable for towers.
- He has one topic for non-public session.

Selectman D’Angelo:

- Nothing to report.

Vice-Chairman Buckley:

- Nothing to report.

Chairman Owens:

- May is Building Safety Month; the proclamation provided by Building Inspector Myrick Bunker was read aloud, and signed.
- Town Elections are Tuesday, May 14th, from 7am to 7pm, and the Secretary of State’s office mandates Selectmen presence during the entire day. Selectmen should sign up with their available hours so that pro-tempores can be assigned for the open slots.

4.2 Public Hearings, Redux

Chairman Owens asked for any further public comment on the two open Public Hearings, but there was none.

Selectman Landau moved to close the Public Hearing on the acceptance of Marden Lane; Vice-Chairman Buckley seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

Selectman Landau moved to close the Public Hearing on the Warrant Article proposing the purchase of the Stone Property via a bank loan; Chairman Owens seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

4.3 Non-Public Session

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

The meeting room was closed at 8:12pm.

The meeting room was re-opened at 8:19pm.

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

Vice-Chairman Buckley moved that the minutes to the non-public session on Reputation be sealed for two (2) years; Selectman Landau seconded the motion. The vote was four in favor with Selectman Hagan absent; motion carried.

V. Adjournment

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, May 2nd, 2019.

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

The meeting was adjourned at 8:20pm.

Respectfully Submitted,

Debra H. Doda,
Recording Secretary