

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, April 16, 2020  
Municipal Complex  
Approved Minutes**

**I. Preliminaries**

Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Chairman’s Additions or Deletions  
Public Comment (10 minutes)  
Approval of Minutes  
Items for Signature  
Emergency Management Update  
Spring Hill Farm  
Hart Roberts Road  
Transfer Station Recycling Update  
Roundtable  
Potential Non-Public Sessions  
Adjournment

*1.1 Call to Order*

Chair Owens called the meeting of the Chester Board of Selectmen to order at 7:00 PM.

Under the emergency provisions of RSA 91A, this meeting is being conducted electronically and will be recorded, via dial-in, (929) 436-2866, internet at <https://zoom.us/j/770832311> as well as broadcast on Channel 20 and streamed on <http://vod.chesterctv.com>

*1.2 Roll Call*

Selectmen Present (Remotely):

Stephen Landau  
Chuck Myette  
Joseph Hagan  
Jeremy Owens  
Steve D’Angelo (@7:17 PM)

Present: Town Administrator Deb Doda (Remotely)

Members of the Public Present Remotely, at various times:

Recreation Director Corinna Reishus

Police Chief Aaron Berube  
Fire Chief Gregory Bolduc  
Town Clerk/Tax Collector Elizabeth Lufkin  
BOS Administrative Asst. Janis Jalbert  
Building Inspector Myrick Bunker  
Road Agent Mike Oleson  
Cindy LeBlanc, Spring Hill Farm Advisory Committee  
Emily Kunelius, Spring Hill Farm Advisory Committee  
Penny Williams, Raymond Area News

### *1.3 Pledge of Allegiance*

Chair Owens led the attendees in the Pledge of Allegiance.

### *1.4 Chairman’s Additions or Deletions*

Chair Owens indicated there would be one addition concerning Edwards Mill Dam.

### *1.5 Public Comment*

As no members of the public wished to be heard public comment was closed at 7:11 PM.

## **II. Old Business**

### *2.1 Approval of Minutes*

An approval sheet for the previous meeting’s minutes was sent electronically.

### *2.2 Items for Signature*

All members reviewed and signed the items in the signature folder submitted electronically.

## **III. New Business**

### *3.1 Emergency Management Update*

Fire Chief Bolduc reported Phil Gladu will be going to the Transfer Statin to help out with PPE. The Governor is keeping school buildings closed for the remainder of the school year. Parkland is ramping up. They have 71 of 84 beds full and 11 COVID-19 positive patients. Things within Town are going well and are status quo.

Town Administrator Doda noted NH citizens are concerned with opening of campgrounds and may be submitting a petition to the Governor to close them. This does not necessarily affect Chester.

### *3.2 Spring Hill Farm: Emily Kunelius and Cindy LeBlanc*

Chair Owens indicated that during discussions of the possible use of Spring Hill Farm as a quarantine station for first responders, it was discovered the bathroom needed major plumbing repairs and sustained water damage. Members of Spring Hill Farm Advisory Committee were asked to be present to discuss future plans for the building. Building Inspector Bunker indicated any change of use beyond that of a single-family home would require updates and recommended hiring an engineer as the Building Department could not advise them. Mr. Bunker indicated however that if they were only using the first floor, that would be all that needed updating.

Emily Kunelius reported that in 2018 the building was last used for the Fall Festival and Mrs. LeBlanc agreed the Committee would love to keep that going and in addition host workshops, classes, have speakers and have a handicapped accessible bathroom and ramp.

Vice-Chair Myette recommended the Committee put together a list and cost estimate.

Selectman Landau noted over the years many people have discussed various things including housing antique farm equipment. Selectman Landau indicated it may make more sense to build a new building across the street to house the antiques and use as a meeting area with proper bathrooms for everyone. There are grants available. The current structure may not have the capability for what we are looking at.

Vice-Chair Myette noted the discussion was short-term whether the house could be used for the quarantine station for first responders and long-term use could be another discussion. Chair Owens indicated it would be a much bigger project for purposes of having a quarantine station in time. Selectman Landau reminded that with Stevens Hall the kitchen couldn’t be used without a fire suppression hood. It is not just about widening doorways, there are also fire, health and safety issues to be addressed.

Town Administrator Doda asked about testing the well. Vice-Chair Myette indicated there are two wells, the other is not used. The one which services the high tunnel should be tested. Town Administrator Doda will reach out to maintenance to have Granite State Analytical do the testing.

### *3.3 Hart Roberts Road: Mike Oleson*

Road Agent Oleson indicated it was brought up at a Department Heads’ Meeting that there were plans to build a 6500 SF riding arena on Hart Roberts Road. A year and a half ago Road Agent Oleson approached the Board of Selectmen about necessary upgrades for Hart Roberts Road and they determined the costs which included a \$40,000 guardrail were too exorbitant. Road Agent Oleson indicated while this hasn’t gone before the TRC, he met with the Building Inspector and Fire Chief and you can’t turn fire trucks around and need a pump and more room. This is nothing more than a 12’ wide long driveway which was maintained by a former road agent to help out the previous owner who is now deceased. It would need to be brought up to standards or returned to the owners.

Chair Owens asked why the road hasn’t been given back and Selectman Landau indicated the Town tried to in 1996 at Town Meeting and it was tabled. There are another 40 acres out back that could be subdivided if the road were improved. Selectman Landau indicated another riding stable which was built on 121 eventually became a goat farm and a business. This was not built as a road, it was built as an 1860’s driveway. It needs to be built to standards and can’t be allowed to go further.

Vice-Chair Myette asked if it was ever voted to be an approved road and Selectman Landau indicated once the road agent began plowing it, it was considered maintenance because the Town wanted to help the owner.

Selectman Hagan recommended asking the police investigator to put together a history.

Selectman D’Angelo noted the road was owned by the adjacent property owners, they had title to it. When trees were cut, it triggered discussions. Legal counsel would need to find the necessary RSA to return the road to the homeowners. Town Administrator Doda will ask Attorney Gorrow tomorrow. Selectman D’Angelo noted some title work should be done at the Registry of Deeds. Vice-Chair Myette asked if it could all be done at the Planning Board.

Mr. Bunker indicated it was uncertain what the Planning Board’s involvement might be as what is planned for now is an unenclosed riding arena. The owner plans to enclose it in the future but indicated no commercial plans, just use by her family and friends.

### *3.4 Transfer Station Update*

Vice-Chair Myette reported they attended a webinar presented by the Northeast Resource Recovery Association which stressed social distancing, and use of mask, gloves and goggles. There are no known cases of COVID-19 passing by touching materials; it is spread mostly by droplets. Town Administrator Doda asked about having the staff change their clothing and Mr. Czarneck was not in favor of that. Vice-Chair Myette noted there were no known cases of transmission through clothing however he recommended not reusing the same mask each day and washing them and using new gloves and being mindful during snack breaks.

Vice-Chair Myette noted Mr. Czarneck is putting together a flyer to circulate and would like to have one-car at a time and only one recyclable item brought in at a time. Eventually it will be phased in to have full recycling open. ABI will have the compacter there this Friday and Saturday. Town Administrator Doda indicated having one car at a time may slow things way too much and recommended staggering the cars. It is not likely people will cooperate with only bringing one recyclable item at a time. Phil Gladu will be going over proper wearing of PPE gear with them on Friday afternoon. TA Doda will work on the flyer.

### *3.5 Edwards Mill Dam*

Vice-Chair Myette indicated the contractors were looking for payment of their \$10,000 to be released. Selectman D’Angelo spoke with them last year and the budget and encumbrance timeline was missed because they did not provide an invoice in time. Town Administrator Doda will make a note to request encumbrance of the funds at the end of this fiscal year.

186 **IV. Roundtable**

187  
188 Selectman Landau spoke with maintenance about obtaining quotes to repair Stevens Hall.  
189 There are concerns with Warrant Articles with Town Meeting postponed.

190  
191 Selectman D’Angelo noted he observed the school buses sitting and believes there will be a  
192 generous surplus from that.

193  
194 Vice-Chair Myette noted Kristy and Nicholas are working on the high tunnel at Spring Hill Farm;  
195 Mr. Oleson dropped off wood chips for them and they could use more. A lot of positive  
196 comments were received about the berm at Wason Pond and a big thank you to the Road  
197 Agent for working on that.

198  
199 Road Agent Oleson indicated Busby will be coming on the 20<sup>th</sup> to work on East Derry Road.  
200 The Road will be closed on the 22<sup>nd</sup> all day to repair the culvert. Town Administrator Doda will  
201 post the information about the road closure to the Town webpage.

202  
203 Selectman D’Angelo asked about Mrs. Lufkin working on the newsletter again now that Tri-  
204 Town has merged with the Nutfield News, so that information can get out to residents about the  
205 school buildings being closed for the duration of the school year and giving a high five to the  
206 Police & Fire Chiefs for their hard work, the availability of food deliveries by volunteers, and  
207 something should be sent out when scheduling Town Meeting so residents will have enough  
208 notice. Legal briefings with EOC are now just on Tuesdays.

209  
210 Mrs. Reishus reminded there should be social distancing on trails and will send an email to Mrs.  
211 Lufkin about the newsletter.

212  
213 Chair Owens indicated the following meetings were coming up:

214  
215 Monday, April 20<sup>th</sup> – 7 PM Board of Selectmen’s Meeting  
216 Monday, April 20<sup>th</sup> – 7 PM Spring Hill Farm Advisory Committee Meeting  
217 Wednesday, April 22<sup>nd</sup> – 7 PM Planning Board Meeting  
218 Thursday, April 23<sup>rd</sup> – 7 PM Board of Selectmen’s Meeting

219  
220 **V. Adjournment**

221  
222 ***Selectman Landau moved to adjourn the meeting. Selectman Hagan seconded the***  
223 ***motion. A roll call vote was taken Myette – aye, Landau – aye, D’Angelo – aye, Hagan –***  
224 ***aye, Owens – aye. With all in favor the motion passed unanimously.***

227 The meeting was adjourned at 8:16 PM.

228

229 Respectfully submitted,

230

231

232 Nancy Hoijer

233 Recording Secretary