

**Town of Chester
Board of Selectmen’s Meeting
Thursday, February 27, 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
Appointment to Conservation Commission
ZBA – Billie Maloney
American Tower – Offer to Extend Contract
Potential Non-Public Sessions
Adjournment

1.1 Call to Order

Vice-Chairman Myette called the meeting of the Chester Board of Selectmen to order at 7:06 PM.

1.2 Roll Call

Selectmen Present:

Stephen Landau
Joseph Hagan
Chuck Myette

Present: Town Administrator Deb Doda

Members of the Public Present, at various times:

Penny Williams, Tri-Town Times
Nancy Myette
Aaron Hume

1.3 Pledge of Allegiance

Vice-Chairman Myette led the attendees in the Pledge of Allegiance.

47 *1.4 Chairman’s Additions or Deletions*

48
49 None.

50
51 *1.5 Public Comment*

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53 As no members of the public wished to be heard public comment was closed at 7:10 PM.

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55 **II. Old Business**

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57 *2.1 Approval of Minutes*

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59 An approval sheet for the previous meeting’s minutes was in the signature folder.

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61 *2.2 Items for Signature*

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63 All members reviewed and signed the items in the signature folder.

64
65 **III. New Business**

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67 *3.1 Appointment to Conservation Commission: Aaron Hume*

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69 Mr. Hume appeared before the Board for reappointment to the Conservation Commission where
70 he has served for the past three years. Due to changing circumstances, he would now like to
71 serve as an alternate rather than as a regular member. Vice-Chairman Myette indicated Mr.
72 Hume has done a great job serving on the Conservation and Planning Boards, and creating and
73 editing the trail maps while working and going to school. Selectman Hagan agreed the trail maps
74 were very well done and Mr. Hume has been a valuable member to the Commission.

75
76 Selectman Landau asked if Mr. Hume had his surveying license or would be able to find some of
77 the boundary lines on some of the half dozen Town properties before the neighboring parcels are
78 developed. Mr. Hume indicated he has no surveying expertise but was able to use his cellphone
79 and apps to create pretty accurate trail maps. Without having professional equipment it would be
80 difficult to get pinpoint accuracy. Selectman Landau indicated when the Boy Scouts did the
81 perambulations they had difficulty finding any markers.

82
83 ***Selectman Landau motioned to approve the reappointment of Aaron Hume as an Alternate***
84 ***Member of the Conservation Commission with a term to expire on May 31, 2023. Selectman***
85 ***Hagan seconded the motion. A vote was taken, all were in favor, the motion passed***
86 ***unanimously.***

87
88 *3.2 ZBA – Billie Maloney - Tabled*

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90 *3.3 American Tower: Offer to Extend Contract*

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92 Town Administrator Doda indicated she got a phone call from the American Tower representative
93 late Monday afternoon about extending the tower contract at the Transfer Station. Mrs. Doda

indicated unfortunately it would require a Warrant Article and it was too late to get one in for this year.

Vice-Chair Myette asked when the contract expired and Town Administrator Doda noted it was voted in at Town Meeting in 2001 and the contract signed initially in 2003 was extended every five years thereafter for roughly 30 years and would expire in 2033-34. The representative, Mr. Lomax, wished to extend the contract until 2064 at this time and proposed three options. The first was \$1,200/mo. in rent with a 15% term-based escalation to commence in November 7, 2024; the second was slightly higher rent, \$1,503/mo. with a 5% term-based escalation to commence in November 7, 2024 and a signing bonus of \$6,000; and the third option was a lump sum payment of \$218,325 in exchange for a perpetual easement in lieu of rental payments.

Town Administrator Doda ran the figures for two of the proposals which netted income between \$1m (Option 2) and \$1.2m (Option 1). Currently the lease calls for monthly payments of \$1,650/mo. with the same 15% term-based escalation over five years, so she would prefer to simply extend the current lease until 2064 rather than accepting any of the other offers as the income over the same time period as the other options would be over \$1.6m. She broached this idea to Mr. Lomax who indicated that he would have to approach American Tower with it

In any case, the Board was not in favor of taking any action at this time and indicated Mrs. Doda should notify them if Mr. Lomax came back to the table with a better deal.

IV. Roundtable

Selectman Landau indicated the attic at Town Hall was not in suitable condition. The insulation needs to be replaced and electric is outdated. Selectman Landau indicated the first step would be to test for any asbestos and indicated Maintenance Supervisor Cavanaugh had obtained two quotes for testing, one from Lawson for ~\$1,200 and the other from Axiom for ~\$500. Town Administrator Doda indicated 10-12 samples would be taken in the whole of the attic. Selectman Landau indicated the junior high wing did not need to be tested as they were aware there was asbestos there. There is no reason for testing at the MPR as there is no ceiling there. The testing should be done on this section of the building and the Police Department.

Selectman Landau motioned to authorize Maintenance Supervisor Cavanaugh to have Axiom do the asbestos testing for \$500.00. Selectman Hagan amended the motion to increase the amount to \$1,000. Selectman Landau agreed with the amendment. Selectman Hagan seconded the amended motion. A vote was taken, all were in favor, the motion passed unanimously.

Selectman Landau indicated Maintenance Supervisor Cavanaugh has not heard back from the contractor who was working on the church about providing estimates for the work at Stevens Hall. Selectman Landau recommended they continue to pursue this contractor and then there are a couple of other contractors they can look at who are qualified to work on historic buildings.

Town Administrator Doda advised there are groups who set up tables at Town Meeting such as the Boy Scouts who sell refreshments and the 300th Anniversary Committee who will be selling t-shirts and other memorabilia and she has had additional requests from SNHPC to set up a table

and do a survey with the seniors, and the Census Bureau. The requests have been approved by the Supervisors of the Checklist. The Board agreed that Town Administrator Doda had the authority for approval of similar requests.

Vice-Chairman Myette indicated he received a regional notification from the Town of Salem concerning a proposed cell tower on their Map 54, Lot 11188.

Vice-Chairman Myette indicated the following meetings and events were coming up for the first week of March 2020:

- Monday, March 2, 2020 at 9 AM – Technical Review Committee
- Monday, March 2, 2020 at 7 PM – Wason Pond Conservation & Recreation Commission
- Tuesday, March 3, 2020 at 7 PM – School District Meeting at the Chester Academy Café
- Wednesday, March 4, 2020 at 9 AM – Department Heads Meeting
- Wednesday, March 4, 2020 at 7 PM – Planning Board
- Wednesday, March 4, 2020 at 7 PM – 300th Anniversary Committee
- Thursday, March 5, 2020 at 7 PM – Board of Selectmen’s Meeting
- Saturday, March 7, 2020 at 10 AM – Pollinator Pathways Presentation
- Saturday, March 7, 2020 at 7 PM – Police Department Comedy Show

V. Potential Non-Public Sessions

None.

VI. Adjournment

Selectman Landau moved to adjourn the meeting. Selectman Hagan seconded the motion. The vote was unanimous in the affirmative, motion carried.

The meeting was adjourned at 7:32 PM.

Respectfully submitted,

Nancy J. Hoijer
Recording Secretary