

**Town of Chester
Board of Selectmen’s Meeting
Thursday, December 3, 2020
Virtual Meeting
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
Cowan-Goudreau Architects
CIP Projects on Warrant
Roundtable
Town Administrator’s Report
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 (Present Remotely):

Joseph Hagan
Stephen Landau
Chuck Myette
Jeremy Owens
Steve D’Angelo

Selectmen Absent:

Town Administrator Debra Doda (Present Remotely)

Members of the Public Present (Remotely), at various times:

Police Chief Aaron Berube
Town Clerk/Tax Collector Elizabeth Lufkin
Maintenance Man Paul Cavanaugh
Jack Cannon
BOS Admin. Asst. Janis Jalbert
Recreation Director Corinna Reishus
Joseph Lagana
Cathy Lagana
Josie Estes
EMD Phil Gladu
Gary Goudreau
Mark M.
Penny Williams
PACT

and other persons unknown to the minute taker.

1.3 Pledge of Allegiance

Chair Owens led the attendees in the Pledge of Allegiance.

1.4 Chairman’s Additions or Deletions

None.

1.5 Public Comment

Chair Owens opened the meeting to public comment at 7:01 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 Cowan-Goudreau Architects

Gary Goudreau noted he was approached by Selectman Landau concerning Stevens Hall. An agreement was signed to contract the evaluation. An independent drone operator got photos and video of the building. The base items were discussed as well as alternatives and

93 allowances. Mr. Goudreau recommended painting wood areas, repairs to the edge of the roof
94 for water damage to the wood trim. Alternatives were recommended such as slats at tower
95 walls, copper roofing is 100 years old at the typical lifespan and made need replacement. The
96 flat roof could be removed and replaced over the elevator. Funds could be set aside if
97 deteriorated metal is discovered. Windows may need recalking. Mr. Goudreau noted this was
98 based on 20 minutes of drone footage and closer pictures could be obtained later. It needs to
99 be determined where the water is coming from. Commercial painters would need to provide
100 additional assessment. The chimney will need more comprehensive analysis. The slate
101 appeared to be in good shape, but more drone photos may help determine the condition. Mr.
102 Goudreau will look into historical perspectives on replacement items. Mr. Goudreau is reaching
103 out to some contractors but is not sure they will provide such a detailed estimate and would look
104 at in early spring.

105105

106 Maintenance Supervisor Cavanaugh noted a man-lift was used in February and found a lot of
107 rot that could not been seen by the drone. It needs to be looked at physically and done right.
108 Maintenance Supervisor Cavanaugh noted there was more work than could be done in a year
109 with an estimate of over \$250,000. Selectman Landau noted the drone photos were
110 preliminary.

111111

112 Vice-Chair Myette added that a gutter professional should be brought in. Mr. Goudreau
113 recommended removal and to keep some of them.

114114

115 The Board discussed funding options such as the Unexpended Fund Balance or a Warrant
116 Article or both. Selectman Landau noted the first step is to get the general contractor to move
117 forward and then have the proposed cost and budget within the next month or two. Selectman
118 D’Angelo agreed it made sense to get the cost and estimated time frame first.

119119

120 **Selectman Landau motioned to lease a man-lift for an undetermined amount of time for**
121 **inspection purposes and allow Gary Goudreau and qualified contractors to use the lift**
122 **on-site. Vice-Chair Myette seconded the motion. A roll call vote was taken Owens – aye,**
123 **Myette – aye, D’Angelo – aye, Landau – aye and Hagan – aye. With all in favor, the**
124 **motion passed unanimously.**

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126 3.2 CIP Projects on Warrant

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128 Vice-Chair Myette proposed discussions on funding the CIP. Chair Owens agreed the CIP
129 needs a better strategy.

130130

131 Selectman D’Angelo proposed discussing the lifespan of the fire apparatus in more detail. Vice-
132 Chair Myette recommended if the apparatus is pushed back, inspections should be done
133 regularly. Selectman D’Angelo expressed concerns that our emergency services were not
134 getting out quick enough and need personnel.

135135

136 Vice-Chair Myette recommended discussing the Warrant Article for the DPW Director with
137 overlap of the Road Agent for the next 3-5 years. Selectman D’Angelo expressed concerns of
138 finding workers to drive the trucks. Selectman Landau proposed discussing leasing the services
139 for DPW for a year. Selectman Hagan noted a building is still needed.

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141 IV. Selectmen’s Business

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143 4.1 Roundtable

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145 Selectman Landau extended thanks to the drone operators who helped at Stevens Hall and
146 asked Town Administrator Doda to send a thank you and perhaps a gift to show their
147 appreciation.

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149 Selectman D’Angelo expressed concerns with a resident who filed a voluminous right to know
150 request which he opined was nothing more than an effort to cause chaos and tap the Town’s
151 limited resources, never to their satisfaction. Additionally the resident requested to come into
152 Town Hall and be exempt from the mask policy and expose the public and employees while the
153 resident could potentially be a carrier of the virus. It is not fair to the people in this Town or the
154 employees. People need to use common sense and stay home and not expose people to this
155 disease. The Town is doing remote meeting sessions to prevent contamination. Visitors are
156 ignoring signs and wandering the halls visiting departments to talk with no business to conduct.
157 Maintenance Supervisor Cavanaugh will get an estimate to secure the employee doors. Town
158 Administrator Doda noted the first set of doors were reimbursed by the CARES Act but that has
159 been expended. There may be a second round of stimulus coming.

160160

161 Selectman Hagan reported within the last 48 hours people have been arrested and removed
162 from an airplane flying from California to Hawaii and the same procedure should be followed in
163 Town Hall should a resident knowingly expose the public and employees to the virus.

164164

165 Vice-Chair Myette noted the Transfer Station had to be closed due to COVID and thanked
166 Maintenance Supervisor Cavanaugh and Town Planner Andrew Hadik for stepping up to run it.
167 Residents were upset about the closure and need to be patient. Vice-Chair Myette encouraged
168 people not to come to the Transfer Station if they have COVID as hundreds of people visit the
169 Transfer Station each day that it is open. Staff is limited and when they are exposed must be
170 quarantined. The Station can’t be staffed if everyone is quarantined and would result in
171 unnecessary closure.

172172

173 EMD Director Gladu raised issues with the room above the Post Office after conducting an
174 inspection and advised against using it for places of assembly until there are handrails,
175 emergency lights, a posted egress plan and fire extinguishers.

176176

177 Chair Owens indicated the following meetings and important dates are coming up:

178178

179 Monday, December 7, 2020 Wason Pond Conservation & Recreation Commission 7 PM
180 Tuesday, December 8, 2020 Conservation Commission 7 PM
181 Wednesday, December 9, 2020 Planning Board 7 PM
182 Thursday, December 10, 2020 Board of Selectmen 7 PM

183183

184 4.2 Non-Public Session(s)

185185

186 Selectman Landau noted he had one non-public under reputation and one under property.

187187

188 Selectman Landau motioned to go into non-public session pursuant to 91-A:3(II)(c)
189 reputation and (d) property. Selectman D’Angelo seconded the motion. A roll call vote
190 was taken Owens – aye, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – aye.
191 With all in favor, the motion passed unanimously.

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193 The meeting was closed to the public at 8:44 PM.

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195 Selectman Landau motioned to come out of non-public session. Selectman Hagan
196 seconded the motion. A roll call vote was taken Owens – aye, Myette – aye, D’Angelo –
197 aye, Landau – aye and Hagan – aye. With all in favor, the motion passed unanimously.

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199 The meeting was reopened to the public at 9:41 PM.

200200

201 Selectman Landau motioned to seal the minutes of the first non-public session, on
202 reputation, for an indefinite period. Chairman Owens seconded the motion. A roll call
203 vote was taken, Owens – aye, Myette – aye, D’Angelo – aye, Landau – aye and Hagan –
204 aye. With all in favor, the motion passed unanimously.

205205

206 Selectman Landau motioned to seal the minutes of the second non-public session, on
207 property, for an indefinite period. Chairman Owens seconded the motion. A roll call vote
208 was taken, Owens – aye, Myette – aye, D’Angelo – aye, Landau – aye and Hagan – aye.
209 With all in favor, the motion passed unanimously.

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211 V. Adjournment

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213 Selectman Landau moved to adjourn the meeting. Selectman D’Angelo seconded the
214 motion. A roll call vote was taken, Owens – aye, Myette – aye, Landau – aye, D’Angelo –
215 aye, and Hagan - aye. With all in favor, the motion passed unanimously.

216216

217 The meeting was adjourned at 9:42 PM.

218218

219 Respectfully submitted,

220220

221 Daniel Hoijer, Recording Secretary