

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, December 17, 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  
Town Meeting Discussion  
Carkin Street  
Warrant  
Roundtable  
Potential Non-Public Sessions  
Adjournment

*1.1 Call to Order*

Vice-Chair Myette 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):

Stephen Landau  
Chuck Myette  
Steve D’Angelo

Selectmen Absent:

Jeremy Owens  
Joseph Hagan

Town Administrator Debra Doda (Present Remotely)

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

Police Chief Aaron Berube  
Jack Cannon  
EMD Phil Gladu  
Gary Goudreau  
BOS Admin. Asst. Janis Jalbert  
Recreation Director Corinna Reishus  
Penny Williams  
PACT

and other persons unknown to the minute taker.

### *1.3 Pledge of Allegiance*

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

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

Vice-Chair Myette added a presentation by architect Gary Goudreau.

### *1.5 Public Comment*

Vice-Chair Myette opened the meeting to public comment at 7:01 PM.

Mrs. Reishus announced that Recreation is having a scavenger hunt through the end of this month at Wason Pond. Clues can be obtained at the playground where the snowman and scarecrow are located. Information can be found on the website and Facebook pages.

## **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 Gary Goudreau*

Architect Gary Goudreau explained how a Construction Manager could manage the renovations at Stevens Hall. Mr. Goudreau indicated he could put out the RFP/RFQ. The management fee is typically a percentage of the project cost. The Selectmen would then interview from the short list and select someone. The Construction Manager would then choose a contractor. The

copper work on the roof should be narrowed down to qualified experts. An abatement contractor may be hired to handle any lead paint so that when the general contractor starts they don’t have to worry about that. If there is a change to the scope of the project, then the project cost and percentage paid to the Construction Manager would also change. Stevens Hall needs painting, carpentry, roof and trim work and possibly lead paint remediation. Mr. Goudreau noted he hasn’t been up in a man lift to look at Stevens Hall, but anything exposed to water would likely have deterioration. Vice-Chair Myette noted for a smaller project like this of under \$200,000 the percentage would likely be higher for the Construction Manager’s fee than the percentage for a larger project.

Selectman D’Angelo noted it sounds like a responsible way for the Town and is in favor.

Selectman Landau added that it gives the Town two people looking over the project.

**Selectman Landau motioned to go with a Construction Manager for the Stevens Hall renovation project. Selectman D’Angelo seconded the motion. A roll call vote was taken Owens – absent, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – absent. With all in favor, the motion passed unanimously.**

Mr. Goudreau noted he will look at Stevens Hall with a lift the first week of January and hope to have things moving along by mid-February.

Selectman Landau will check to see if the previous painter had handled the lead abatement.

### 3.2 Carkin Street

Selectman Landau asked if the Petition for Carkin Street needed to be voted on for recommendations by the Selectmen. Selectman D’Angelo noted it did not have a tax impact. Selectman Landau noted he would not be in favor. Selectman D’Angelo indicated he would not be in favor as well.

Captain Gladu asked if Carkin Street would become part of Donna Street and if houses would need to be renumbered. Vice-Chair Myette noted the attorney for the two abutters petitioned to discontinue only a small portion of Carkin Street, not the entire thing, and that houses would not need to be renumbered; one of the abutters is already on Donna Street.

Road Agent Oleson noted plowing on Carkin is an issue but there is no issue for fire trucks.

Town Administrator Doda explained the value to each property would be \$4,000. Another option is that the cul-de-sac could actually be built out which was likely to cost more than discontinuing the paper street.

Vice-Chair Myette recommended moving forward with the Warrant Article and meeting with the Planning Board to discuss it.

### 3.3 Warrant

Selectman Landau discussed postponing the Town Meeting until May and doing a drive-in as before, noting that the moderator would be responsible to schedule when it would take place. Selectman D’Angelo noted he was in favor of Saturday, the 15<sup>th</sup> or the 22<sup>nd</sup> of May. The Town still has a lot of materials from the last drive-in Town Meeting that could be re-used. More flags would most likely need to be purchased and the sound system was borrowed from the fireworks company which was very generous; perhaps one could be purchased. The Town’s fiscal year ends June 30<sup>th</sup> so it could also be done the first week of June if May is too busy with Mother’s Day and Memorial Day.

***Vice-Chair Myette motioned to recommend to the moderator that Town Meeting be held on May 15<sup>th</sup>, 2021. Selectman D’Angelo seconded the motion. A roll call vote was taken Owens – absent, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – absent. With all in favor, the motion passed unanimously.***

TA Doda will invite Moderator Scott to attend a BOS meeting in January 2021 to discuss the subject further.

Selectman Landau recommended having a Warrant Article to return Town Meeting to May. For two years now Town Meeting was to be held in March and it didn’t happen. Vice-Chair Myette recommended putting it on the agenda for the next meeting when Selectmen Owens and Hagan could be present. TA Doda will draft the Warrant Article.

Vice-Chair Myette noted he believed elections could still be held in March.

Selectman D’Angelo indicated the Budget Committee and School will have their joint public hearing on February 8<sup>th</sup> for the Town and School budgets. Selectman Landau noted this will allow people to see the totality of both budgets.

Selectman D’Angelo noted he was not in favor of the School going out of Town for their annual meeting which they proposed to have at Pinkerton. There would need to be transportation. It would be a considerable distance for people to travel.

Selectman D’Angelo recommended having a fund for the Fire Department vehicles to be repaired or replaced. The Fund Balance excess could be used to fund it. The Unassigned Fund Balance is at over 17%. Stevens Hall could be funded this way as well. \$850,000 per year are for road reconstruction. Vice-Chair Myette noted the Fund Balance could be lowered to 11% to be used for these projects and lessen the impact on the taxpayers.

Selectman Landau recommended tabling discussion on Warrant Article Funding until the next meeting on January 7<sup>th</sup> when five Selectmen are present.

Town Administrator Doda noted the Budget and Warrant Articles are due to the Budget Committee by January 15<sup>th</sup>.

#### **IV. Selectmen’s Business**

##### ***4.1 Roundtable***

Vice-Chair Myette indicated the following meetings and important dates are coming up:

Thursday, December 24, 2020 Santa’s Sleigh Ride at 4:30 PM

The Transfer Station will be closed Saturday, December 26, 2020 and open on Sunday, December 27, 2020 7 AM to 2 PM instead.

No meetings the week of December 28<sup>th</sup>, 2020 – January 1<sup>st</sup>, 2021

Monday, January 4, 2021 Budget Committee at 7 PM

Wednesday, January 6, 2021 300<sup>th</sup> Anniversary Committee at 7 PM

Thursday, January 7, 2021 Board of Selectmen’s Meeting at 7 PM

#### 4.2 Non-Public Session(s)

Selectman Landau noted he had three non-public sessions under employment, reputation, and property.

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

The meeting was closed to the public at 8:18 PM.

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

The meeting was reopened to the public at 9:00 PM.

**Selectman Landau motioned to seal the minutes of the first non-public session, on Public Employees, for a period of one (1) year. Selectman D’Angelo seconded the motion. A roll call vote was taken, Owens – absent, Myette – aye, D’Angelo – aye, Landau – aye and Hagan – absent. With all in favor, the motion passed unanimously.**

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

**Selectman Landau motioned to seal the minutes of the third non-public session, on Reputation, for an indefinite period. Selectman D’Angelo seconded the motion. A roll**

***call vote was taken, Owens – absent, Myette – aye, D’Angelo – aye, Landau – aye and Hagan – absent. With all in favor, the motion passed unanimously.***

**V. Adjournment**

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

The meeting was adjourned at 9:01 PM.

Respectfully submitted,

Nancy Hoijer, Recording Secretary