

**Town of Chester
Board of Selectmen’s Meeting
Thursday, January 14, 2021
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
Stevens Hall RFP
Cares Act Funding Expiration
Carkin Street
CIP & Highway CIP Funding
Warrant Articles Approval
Roundtable
Potential Non-Public Sessions
Adjournment

1.1 Call to Order

Chairman 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):

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

Town Administrator Debra Doda (Present Remotely)

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

48 Aaron Berube, Police Chief
Greg Bolduc, Fire Chief
50 Paul Cavanaugh, Maintenance Supervisor
Mike Oleson, Road Agent
52 Corinna Reishus, Recreation Director
Penny Williams, Raymond Area News
54 PACT

56 and other persons unknown to the Recording Secretary.

58 *1.3 Pledge of Allegiance*

60 Chairman Owens led the attendees in the Pledge of Allegiance.

62 *1.4 Chairman’s Additions or Deletions*

64 *None*

66 *1.5 Public Comment*

68 Chairman Owens opened the meeting to public comment at 7:01PM.

70 Selectmen D’Angelo commented that saying the Pledge it makes it very clear that we are
pledging Allegiance to the United States of America and the Constitution and the words really
72 do mean something.

74 **II. Old Business**

76 *2.1 Approval of Minutes*

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

80 *2.2 Items for Signature*

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

84 **III. New Business**

86 *3.1 Stevens Hall RFP*

88 TA Doda presented the final copy of the RFP and explained on page 2 of the RFP, under
project description changes will include changing “replacement of” in the document to “repair or
90 replacement of.” This will align better with the regulations and guidelines for buildings on the
Historic Places Registry. Selectman Landau mentioned he was willing to help Town
92 Administrator Doda with the RFP submissions. Road Agent Oleson was thanked for providing
the lift needed for the initial walkthrough. Selectman D’Angelo stated he has been getting

feedback about Stevens Hall not being finished in time for the 300th Anniversary. He wanted to reemphasize this project will be a priority and will be ready in time.

Selectman Landau motioned to approve the Stevens Hall RFP as written. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Landau – aye, Owens – aye and Hagan – aye. The motion passed unanimously with all in favor.

3.2 CARES Act Funding Expiration

Police Chief Berube understands that the CARES Act Funding expired but would like the board to reconsider keeping it for town employees. The Police Department along with other First Responders and essential employees have been dealing with Covid-19 exposures for several months now. The police have modified coverage and shifts to keep its employees safe and avoid viral shedding.

The Town has signed up for the First Responder Optional Screening Test (FROST) that enables routine Covid-19 tests for first responders. They are eligible for weekly rapid tests; if the test comes back positive, they need to have a PCR test and are dismissed from work and need to isolate until the PCR test results are received. With the vote from the last meeting, officers now think they could possibly miss out on pay or must use all their personal time. Without the CARES Act / Families First, the officers might not be willing to tell us if they are sick or have been exposed potentially exposing the entire department. Our essential employees cannot work from home like some employees in the town and will have to use personal time if they must quarantine. Police Chief Berube stated that after the decision was made to not extend the CARES Act officers in the Police Department have decided not to participate in the FROST program.

Selectman D’Angelo stated the board’s concern was that someone might be exposed and out for 10 days and then work a few weeks and get exposed again. They would like to have a good handle on the situation, so it is not abused. He also stated that if an employee is positive the town will pay them. Selectman Hagan stated that once you have been given the second dose of the vaccine it is assumed that you are immune after 15 days and this will no longer be an issue. He thinks the decision should be up to the Department Head and supports up to 80 hours to support the employee.

Vice-Chairman Myette wants the employees to know the town will support the employee and we are in this together. People need to understand if they are sick, they do need to stay home as we have been saying since the beginning of Covid-19. This can spread very fast and wipe out an entire department if the employees come in not feeling well.

Selectman Landau attended a State Emergency Management Conference which advised good time periods are approaching however do not be dedicated to a date or a period of time. He would like to see the board revisit this now and again once more employees have been vaccinated.

Chief Berube stated if an employee decides to travel or participate in a large event, the employee will need to use their own personal/vacation time.

Selectman Landau motioned to extend the CARES / Families First Act to pay employees quarantining due to potential Covid exposure for up to 80 hours. Vice-Chairman Myette seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Landau – aye, Owens – aye and Hagan – aye. The motion passed unanimously with all in favor.

3.3.1 Carkin Street

Chairman Owens asked Road Agent Oleson if he foresees issues regarding plowing. Mr. Oleson stated the plow truck driver would have to push the snow onto the homeowner’s land with this potential lot line adjustment. If the homeowner decides to sell one day and the new owner does not want the town to push snow onto their property, a truck will have to back-drag snow during big storms. Mr. Oleson does not want to leave a potential problem for the future and will speak to the issues at Town Meeting.

Town Administrator Doda brought up another issue with road frontage. If the warrant article passes, the homeowner will lose 200 feet of frontage leaving about 40 feet on a nonconforming lot. Vice-Chairman Myette stated that the homeowner would have to go the Planning Board for the lot line adjustment and possibly ZBA if there are issues. He suggested having someone from the Planning Board come in and speak about Carkin Street. It was agreed that Planning and ZBA should give their thoughts on this.

3.3.2 CIP & Highway CIP Funding

Road Agent Oleson indicated he would not be asking for a road bond this year. He would like to finish North Pond all the way to Candia Road. The money is in the budget to do this. The plan for road work in the coming year is to pave Rand Drive, Parker and Holman Roads. Mr. Oleson will continue to follow Table 10 for the road work.

Selectman Landau advised that the Annex Boiler can be moved into the following year according to Maintenance Supervisor Cavanaugh. The vendor looked it over and believes it would probably make it a couple more years with how little it is used.

Selectman D’Angelo wanted to propose the purchase of a used maintenance truck for around 20K with a warranty with this year’s budget. Finance Director Smith estimates a surplus of 400K for the town. Purchasing the maintenance vehicle now with anticipated surplus would allow us to move the police truck back to fiscal year 2023-24, with the possibility of moving it out more because the Police Department takes very good care of all their vehicles.

Vice-Chairman Myette brought up the fact that we have two bridges the state has red-flagged that will need maintenance soon. He would like to sure both bridges are captured on Table 10. Road Agent Oleson advised they are on Table 10 along with culverts. The Shepard Home culvert/bridge will need to be addressed in the next couple of years to avoid fines. Vice-Chair Myette proposed a warrant article for a reserve fund dedicated to bridges and culverts next year as these items can be costly to the town.

Selectman D’Angelo proposed funding the CIP and Highway CIP at 700K each with a total of 1.4M. Town Administrator Doda will update the warrant articles with the monetary figures and send to the Budget Committee.

IV. Selectmen’s Business

4.1 Roundtable

Selectman Landau indicated that we have had an Animal Control Officer in the budget for many years. Part of the expense for that is taking the animals to Deerfield Veterinary Clinic. Our Park Ranger is willing to handle animal calls in the town. It has been spoken about in the past, but no decision was ever made.

Selectman Landau motioned to allow John Wright to be the Animal Control Officer for the town utilizing the budget that is in place. Selectmen D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Landau – aye, Owens – aye and Hagan – aye. The motion passed unanimously with all in favor.

Selectman D’Angelo spoke to the Building Inspector about the Farris Auto Repair building. It is a good size building with a price tag of 500K and a comparable building may be an option for the Highway Department Building. Road Agent Oleson explained the Highway Department would need a building two or three times that size.

Selectman D’Angelo brought up that shooting has become an annoyance in town. Town Administrator Doda was asked to draft a noise ordinance that can be brought to town meeting. He also has a nonpublic for reputation and asked the Police Chief to stay for it.

Vice-Chairman Myette and Selectman Hagan have nothing for roundtable.

Chairman Owens asked Town Administrator Doda about the violation for junk cars on a property in Chester. Selectman Landau stated he drove by the address and the vehicles in question could not be seen when passing by. Town Administrator Doda advised the Board Building Inspector Bunker was on an inspection and noticed the vehicles. Selectman Landau advised that there are quite a few people in town with what could be considered junk yards. The Board would like to talk more about this before deciding.

Town Administrator Doda mentioned she received a call asking if the town would like to sell the Post Office Building. The question arose on how the lot could be subdivided if indeed it was decided to sell; she will solicit more information. Ms. Doda also asked the board their thoughts on whether a law firm we use could represent a Chester Resident appearing before the Zoning Board about an Airbnb. Selectman Landau advised the law firm in question knows how things are run in the town. It was noted the issue is separate from what we use them for and would not be an issue.

4.2 Non-Public Session(s)

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

The meeting was closed to the public at 8:59 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 10:07 PM.

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

Selectman Landau motioned to seal the minutes of the second non-public session, on Property, for a period of thirty (30) days. Vice-Chairman Myette seconded the motion. A roll call vote was taken, Owens – aye, Myette – aye, D’Angelo – aye, Landau – aye and Hagan – aye. With all in favor, the motion passed unanimously.

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

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

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

V. Adjournment

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

The meeting was adjourned at 10:09 PM.

Respectfully submitted,

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Janis Jalbert

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Recording Secretary