

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, February 25, 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  
Police Department Impact Fees  
CIP Projects Warrant Article  
Stevens Hall Renovation  
FM Transmitter  
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 7:00pm.

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):

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

Town Administrator Debra Doda (Present Remotely)

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

Aaron Berube, Police Chief  
Jack Cannon  
Corinna Reishus, Recreation Director  
Penny Williams, Raymond Area News  
PACT

51  
52 and other persons unknown to the Recording Secretary.

53  
54 *1.3 Pledge of Allegiance*

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

57  
58 *1.4 Chairman’s Additions or Deletions*

59  
60 None

61  
62 *1.5 Public Comment*

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64 Chairman Owens opened the meeting to public comment at 7:01pm.

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66 As no Members of the Public wished to be heard, Public Comment was closed at 7:02pm.

67  
68 **II. Old Business**

69  
70 *2.1 Approval of Minutes*

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

73  
74 *2.2 Items for Signature*

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

77  
78 **III. New Business**

79  
80 *3.1 Police Department Impact Fees*

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82 Chairman Owens read the letter from the Planning Board requesting the release of Impact Fees for  
83 the Police Department Personal Protective Equipment.

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85 Selectman D’Angelo questioned how a winter coat is considered PPE.

86  
87 Police Chief Berube explained it is considered PPE because it can be washed. The officer does not  
88 have to bring it to be dry cleaned after an exposure to Covid-19. This coat has the same protective  
89 equipment that the Board purchased for the Fire Department.

90  
91 Selectman Hagan agrees this can be considered PPE as it can be washed by the individual officer.  
92 Most Police Departments and clinics have laundry rooms in their facilities for such purposes. Items  
93 that have been exposed can be washed in real time and not have to wait a few days to have the  
94 garment dry cleaned.

95  
96 Selectman D’Angelo asked if there would be more coats being purchased in the future. Chief Berube  
97 explained purchasing coats is done on an as needed basis.

98  
99 It would be highly advised to have a laundry room put into the new Police Department when that is  
100 built.

**Vice-Chairman Myette moved to approve the release of \$132.98 in impact fees for Police Department Personal Protective Equipment (PPE). Selectman Landau seconded the motion. A roll call vote was taken, Owens – aye, D’Angelo – nay, Landau – aye, Myette – aye and Hagan – aye. The motion passed 4-1-0.**

*3.2 CIP Projects Warrant Article*

Town Administrator Doda presented the board with amounts remaining from the 2019 Town Meeting CIP Projects Warrant Article. We have purchased the items and the remaining funds will not lapse until December 31, 2021. It would be wise to utilize these funds before they lapsed and not raise and appropriate as much for the CIP projects.

Selectman Landau pointed out that we have already gone thru the budget, do we want to lower the amount?

Selectman D’Angelo stated the money will stay in the CIP and we can lower the amount we are asking to raise and appropriate on the CIP Projects Warrant Article.

Chairman Owens summarized the Board has 3 options to consider; reduce the warrant, reduce the CIP, or just leave it.

More discussions on this will happen as we get closer to the Town Budget hearing.

*3.3 Stevens Hall Renovation*

Town Administrator Doda advised she is looking into LCHIP Grant and the Historic Preservation Grant and Town Clerk/ Tax Collector Lufkin is looking into the Moose Plate Grant to help with the renovation of Stevens Hall.

Selectman D’Angelo brought up the bidder’s response to the questions the Board had submitted. He pointed out that they are not giving definitive answers as to what the numbers will be.

Chairman Owens agreed that the entire project is concerning as the cost and timeframe are ballooning beyond what was initially thought.

Selectman D’Angelo advised if the work is started now, we may have scaffolding as the backdrop to the Christmas tree the 300<sup>th</sup> Anniversary is looking to put up on the lawn of Stevens Hall during the holidays. He also questioned what kind of support we will get from the town during Town Meeting for the renovations.

Selectman Landau advised this is the first time in 110 years that the roof needs to be completely replaced. Slate of course has its benefits, but it has its expenses too. We might have to ask if the Historical Register will allow possibly changing the roof to shingles and getting rid of the slate to save some money.

We should look at how much the building has been used. The Historical Society has two rooms there and we do have some people who use the auditorium. What would the center of town look like if we no longer had Stevens Hall?

Chairman Owens understands maintenance is due, but we need to look at what we can do to make it presentable for the 300<sup>th</sup> Anniversary.

Vice-Chairman Myette agrees we all want the numbers. We need to go to the next step with the bidder and get estimates for real numbers. With the 300<sup>th</sup> Anniversary coming up we should consider stopping the leaks and touching up the paint. This gives us time to prepare and look at the possibility of grants.

Chairman Owens agrees we need answers to the actual costs and timeline then we can bring it to the townspeople.

Selectman Hagan advised looking at the long-term plan for the building. Would it be advisable to move some of the offices to Stevens Hall?

Selectman D’Angelo asked Maintenance Director Cavanaugh earlier if he felt we could have office space in Stevens Hall, and it is his opinion that is not a viable option. The other question would be what offices would we move over there? Planning, Assessing, Building?

To get a better understanding of the cost and timeframe for the renovations a meeting will be requested for next week with the bidder.

#### *3.4 FM Transmitter*

Town Administrator Doda presented an option for an FM Transmitter with recommendations from multiple people. At the last Town Meeting one was borrowed from Atlas Fireworks. Would the Board like to consider purchasing one for the town?

Vice-Chairman Myette asked if the town needed a license or would it need to be registered to be used. Town Administrator Doda advised it would not need a license.

All Selectmen agreed to purchase the FM Transmitter for the town. Recreation Director Reishus will place the order this evening.

### **IV. Selectmen’s Business**

#### *4.1 Roundtable*

Selectman Landau has one non-public.

Selectman D’Angelo commented on Ryan Neal selling his maple syrup in stores such as Hannaford’s. Would it be worth it to rework our agreements and bring in more money for Spring Hill Farm? In the current agreement we get a small donation for Spring Hill Farm. Selectman D’Angelo’s opinion is Spring Hill Farm should be getting 15% of the profits.

Selectman Myette advised the Spring Hill Farm Committee looked at the lease and renewed it again this year. During that same meeting it was brought up to possibly rework our lease agreements for the future. This year Mr. Neal has close to 1000 taps and tubes at the property. We helped him get his business up and running and now that it is running, we need to relook at the agreement. We will look at a cost sharing plan that is good for both the town and the individual.

Folsom would like to tap at Spring Hill Farm and will give a donation to the farm. The SHFAC is ok with this and a similar agreement will be made with him.

*Selectman Hagan:*

Nothing for Roundtable

Vice-Chairman Myette reported the grant application for the Spring Hill Farm barn renovation has been submitted. We should hear news in April. Also, we are researching an AARP grant to be used for possible ADA improvements to the farm.

Scout Alex Brillhart would like to do an Eagle project of a pedestrian only wooden walkway at Wason Pond. He has run into a few hiccups with the project as it crosses wetlands. Alex is currently working with DES and Victor Chouinard is assisting.

Vice-Chairman Myette has one non-public to discuss.

Chairman Owens announced the following meetings are coming up:

Monday, March 1, 2021            Wason Pond at 7:00pm

Wednesday, March 3, 2021    Planning Board at 7:00pm

Thursday, March 4, 2021       Board of Selectmen’s Meeting at 7:00pm

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

***Selectman Landau motioned to go into non-public session pursuant to 91-A:3(II) (a) public employees, (b) employment, (c) reputation, (d) property, and (e) pending litigation. Vice-Chairman Myette 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 8:01pm.

***Selectman Landau motioned to come out of non-public session. Selectman D’Angelo 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.***

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

***Selectman Landau motioned to seal the minutes of the first non-public session, on Employment, for a period of thirty (30) days. Selectman D’Angelo 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 one (1) year. Selectman D’Angelo 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, Pending Litigation, for an indefinite period. Selectman D’Angelo 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 Public Employees, for a period of ninety (90) days. Selectman D’Angelo 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 fifth non-public session, on Reputation, for an indefinite period. Selectman D’Angelo 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 8:45 PM.

Respectfully submitted,

Janis A. Jalbert  
Recording Secretary