

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, March 11, 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  
Fire Department Call Members  
Town Pound Clean Up  
Zoning Amendments  
300<sup>th</sup> Anniversary Committee Items  
Building Inspector Office Window  
Selectmen’s Report for Annual Town Report  
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  
Stephen Landau  
Jeremy Owens

Selectmen absent:  
Joseph Hagan

Town Administrator Debra Doda (Present Remotely)

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

Kevin Dolan

Phil Gladu, Fire Captain  
Andrew Hadik, Town Planner  
Corinna Reishus, Recreation Director  
Lauren Russell  
Rob Varsalone  
Penny Williams, Raymond Area News  
PACT

and other persons unknown to the Recording Secretary.

### *1.3 Pledge of Allegiance*

Chairman Owens led the attendees in the Pledge of Allegiance.

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

3.2 Town Pound will be deleted from the agenda for this evening.

### *1.5 Public Comment*

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

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

## **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 Fire Department Call Members*

Fire Captain Gladu presented the three new call members, Kevin Dolan, Lauren Russel, and Rob Varsalone, to the Board. Although the candidates have no certifications as of yet, they are very motivated to volunteer and learn.

The Board thanked the new members and welcomed them to the Fire Department.

Selectman D’Angelo inquired if they would qualify for a Covid-19 vaccination as a new call member of the Fire Department. Fire Captain Gladu advised he will call and ask if they are now eligible.

### *3.2 Town Pound Clean Up- Deleted*

### *3.3 Zoning Amendments*

Town Planner Hadik presented the Zoning Amendments proposed by the Planning Board. If there are questions, he can answer them during this time.

Selectman D’Angelo suggested a summary of all the proposed amendments.

*Article #2 – Internal Lots - To add a clarifying definition of “Internal Lot” inside open space setbacks.*

*Article #3 – Bed & Breakfasts - To allow Bed and Breakfast facilities by Special Exception in the General Residential and Agricultural District (Zone R1), and to add a definition in Article 2 - Definitions.*

*Article #4 – Fences - To clarify that fences must be located on the fence owners’ lots.*

Selectman Landau expressed concern on older roads in town that were not built to today’s standards. If a stone wall is replaced would it have to be moved from its original location or is it grandfathered?

Town Planner Hadik advised it can be rebuilt on the existing location but will not be allowed to be moved closer to the roadway.

*Article #5 – Open Space Subdivision - To eliminate the unit-density incentive bonus for age-restricted housing, and commensurately increase the unit-density incentive bonus for workforce housing, to help the Town accomplish its fair-share obligation to address the Town’s and State’s critical shortage of workforce housing. This amendment is expected to benefit people of all ages indirectly, including seniors who wish to downsize. Workforce housing should not be confused with “low-income” income housing.*

*Article #6 – Accessory Dwelling Units - To amend Section 9.4.10 by adding an exemption to Article 3.1.1.1 of the Town’s Building Code, thereby removing the requirement of fire sprinkler systems for Accessory Dwelling Units.*

### *3.4 300<sup>th</sup> Anniversary Committee*

Selectman Landau briefed the board on some of the activities being planned for the 300<sup>th</sup> Anniversary. They are planning a car show in August 2021 and then another in 2022. Chester Academy is being considered as a possible location for both car shows.

Selectman D’Angelo asked if Wason Pond was being considered as a possible location. The fields could be a possible location for the cars to be shown.

Selectman Landau stated many of the events being planned will fall under the liability of the town.

Vice-Chairman Myette proposed giving the entire list of activities to Primex to ask if special insurance riders will be needed.

The 300<sup>th</sup> Committee is looking into either purchasing or leasing banners to be placed on some of the town buildings. Also, on May 7, 2022 they have planned for a proclamation and parade. Invitations will be sent to the Governor as well as State, Federal, and Local Officials. Selectman

Landau asked if the Board would approve of a letter on behalf of the 300<sup>th</sup> Committee be sent from the Board of Selectman. All members present agreed.

In addition, they are looking into the possibility of shooting the cannons and an encampment being held behind the town hall. It was suggested that someone be trained on shooting the cannon since we only have one person that knows what to do.

The 300<sup>th</sup> Committee will have a time capsule they would like buried on the lawn of Stevens Hall marked with a stone. They are planning to maybe have it opened in 100 years.

Selectman Landau will attend meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month and update the Board of Selectman accordingly.

### *3.5 Building Inspector Office Window*

Town Administrator Doda asked the Board to consider installing a teller window in the hallway for the Building Inspector’s office. Town Clerk/ Tax Collector Lufkin is looking at a possible grant to help with the costs.

Maintenance Director Cavanaugh has received a quote for the work, and it is less than \$5K.

Selectman D’Angelo agreed for security purposes this window will help. He was surprised the amount quoted was higher than what he would have thought. He asked what the timeframe will be for the work.

Town Administrator Doda advised if the grant is approved the work would start in September.

Selectman Landau requested giving local contractors an opportunity to bid on jobs in town.

Vice-Chairman Myette asked if we had a list of local contractors. Town Administrator Doda will advertise on the website if any local contractors would like to be added to a local contractors list for town projects.

### *3.6 Selectmen’s Report for Annual Town Report*

Selectman D’Angelo had a conversation with Town Administrator Doda about getting the employees to write a little paragraph on what they did differently regarding working during the pandemic. The staff did a marvelous job keeping things running smoothly and it would be nice to have them participate in the writing of the annual report.

Another idea is to have the Selectman get together and have a picture taken in the auditorium in Stevens Hall. It was also suggested the photo from Charters Brother can be used on the front cover to highlight Stevens Hall.

Selectman D’Angelo and Selectman Landau will work on the report together with assistance from Town Administrator Doda. Vice-Chairman Myette will assist if he is needed.

## **IV. Selectmen’s Business**

### *4.1 Roundtable*

Selectman Landau has two non-publics on reputation and security.

Selectman D’Angelo has nothing to report.

Vice-Chairman Myette reported the Impact Fees process was discussed in the Planning Board Meeting. Town Planner Hadik wrote a document on the procedure for Impact Fees. It was brought to the Department Heads a few years ago. He advised this document will be forwarded to Town Administrator Doda so she can resend to all Department Heads.

Vice-Chairman Myette advised Alex Bartels and Buddy Menard are working on getting permission to house cows at Spring Hill Farm. The agreement they are working on will include helping with the haying and other things around the farm.

Vice-Chairman Myette also had three non-public items on acquisition and reputation.

Chairman Owens reported the Wason Pond Commission has chosen a construction company to do the ramp project at the Wason Pond Community Center.

The final product will be aluminum at a cost of \$15,364.00 which included the engineered drawings. Town Administrator Doda stated the money that had been encumbered will pay for the entire project.

***Selectman D’Angelo motioned to approve the Wason Pond Ramp Project as approved by Wason Pond Commission in the amount of \$15,364.00. Vice-Chairman Myette seconded the motion. A roll call vote was taken, Owens – aye, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – absent. With all in favor, the motion passed unanimously with Hagan absent.***

Chairman Owens announced the following meetings are coming up:

Monday March 15, 2020            Spring Hill Farm – 7:00pm

Tuesday, March 16, 2021        ZBA – 7:00pm

Thursday, March 17, 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) (c) reputation, (d) property and (i) security. Selectman D’Angelo seconded the motion. A roll call vote was taken, Owens – aye, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – absent. With all in favor, the motion passed unanimously with Hagan absent.***

The meeting was closed to the public at 8:02pm.

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

The meeting was reopened to the public at 8:24 PM.

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

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

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

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

*Selectman Landau motioned to 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, D’Angelo – aye, Landau – aye, Myette – aye and Hagan – absent. With all in favor, the motion passed unanimously with Hagan absent.*

#### **V. Adjournment**

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

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Janis A. Jalbert  
Recording Secretary