

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, April 15, 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  
Conservation Commission  
Reopening of Town Facilities  
Petitioned Warrant Article  
300<sup>th</sup> Anniversary Update  
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):

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

Town Administrator Debra Doda (Present Remotely)

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

Aaron Berube, Police Chief  
Victor Chouinard, Conservation Commission  
Eric Emerson  
Phil Gladu, Fire Captain  
Darlene Gustavson

Liz Lufkin, Town Clerk/ Tax Collector  
Patrick McLaughlin  
Ann Podlipny  
Corinna Reishus, Recreation Director  
Lynn Rockwell  
Penny Williams, Raymond Area News  
Mike Willinsky  
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*

*None*

### *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 Conservation Commission*

Mr. Victor Chouinard read the letter from the Conservation Commission to the Board of Selectmen regarding the purchase and sale agreement for a parcel of land on Parsonage Lane.

Please see attached letter.

Mr. Chouinard, along with a few Conservation Commission members, walked the property. After they were comfortable, an agreement would be made. This is a nice rectangular shaped property pretty much in its natural state. The lot is adjacent to other town owned and conservation properties and would bring the total to about 140 acres if purchased. This is a valuable piece of property when looking at protecting our watershed.

Vice-Chairman Myette mentioned this property adds just about 1/4 mile of trails so the maps can be extended. This area in town is very much undeveloped and a significant wetland and wildlife area making it fun to walk.

***Vice-Chairman Myette motioned to approve the acquisition of Tax Map 4, Lot 1 which is approximately 20 acres from Mr. and Ms. Ennis. Selectman Landau 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.***

### *3.2 Reopening of Town Facilities*

Recreation Director Reishus stated the “Safer at Home” guidance will stay in effect until May 7<sup>th</sup> and after that it will transition into a universal best practice. The mask mandate expires tomorrow, and the State of Emergency will more than likely stay in effect until the end of the year. The current number for gatherings is 100 people.

Vice-Chairman Myette agrees in opening the outdoor recreation areas for programs and activities if the CDC guidelines or the athletic guidelines are being followed. Ms. Reishus noted both the state and federal guidelines are signed by everyone using the areas.

***Vice-Chairman Myette motioned to allow the town athletic fields and outdoor areas to be reopened as long as the CDC guidelines are followed. Selectman Hagan seconded the motion. A roll call vote was taken, Owens – aye, D’Angelo – abstain, Landau – aye, Myette – aye and Hagan – aye. The motion passed.***

Fire Captain Gladu emphasized that no one is going to shame people for either wearing or not wearing a mask. Individual businesses have the discretion to mandate wearing masks if they wish.

***Selectman Landau motioned to continue the mask mandate for Town owned properties. Selectman 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.***

### *3.3 Petitioned Warrant Articles*

Ms. Ann Podlipny pointed out this is the same warrant that she had petitioned for last year to change our national holiday called Columbus Day and rename it Indigenous Peoples Day.

Selectman D’Angelo advised the Warrant Article will be voted on at Town Meeting on Saturday May 15<sup>th</sup> at 9:00am in the Chester Academy parking lot and the presentation should be limited to 10 minutes.

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

Selectman Landau advised the 300<sup>th</sup> Anniversary Committee has asked for the history of several buildings in town such as the Municipal building and Fire Department and a list of Boston Post Cane holders. In addition, the committee will also be asking the BOS about having a space to sell tickets to the Gala event they are hosting on October 23, 2021.

## **IV. Selectmen’s Business**

*4.1 Roundtable*

Selectman Landau has one non-public for reputation.

Selectman Landau reported a rough estimate for Stevens Hall painting was received from a painter. Two options were proposed, one was for bringing the building to bare wood and then paint for about \$215K and the next one was for scraping the loose paint and beveling the edges for around \$115K.

Selectman D’Angelo suggested the information and presentation from Charters Brothers at the Budget Committee hearing did not convince the committee where the project is going.

Selectman Landau explained that by using a construction management firm we are getting highly qualified contractors and subcontractors. People need to understand that Charters Brothers is not doing the work; they are recruiting who they believe are the best people to do the work needed on Stevens Hall.

Selectman Landau commented that Stevens Hall is the centerpiece in town and it is now up to the voters if they want to put money into the Historic building Capital Reserve Fund.

Selectman Landau mentioned the security doors that the state recommended in the municipal building have been installed. In the future, if we need to get key cards the doors are wired for that.

Selectman D’Angelo visited Spring Hill Farm over the weekend and saw some of the baby calves on the property.

Vice-Chairman Myette commented that Buddy and Alex enjoy having people come by during feeding time or anytime. The calves are friendly and will come right up to you.

Vice-Chairman Myette mentioned a proposal was sent in for a possible grant to AARP for ADA compliance at the Spring Hill Farmhouse. Mr. Gary Goudreau sent the committee the ADA Compliance list with four different levels of priorities. Some estimates for the work were submitted and the scope of the work is for a handicap parking area with ramps into the building with automatic door openers. Also on the list is access into the building with bigger doors capable of handling wheelchairs and two bathrooms to allow for more people in the building at a time.

The way the proposals were set up, AARP can either grant the entire project or choose pieces of the scope to grant. If they do not grant the entire amount, they do have several other foundations and people that give grants that they pass us on to for more opportunities.

Vice-Chairman Myette has a possible litigation non-public and another for reputation.

Selectman Hagan advised that the governor and the people in NH want to open up the state. The only way to successfully do that is to get people vaccinated. There are plenty of places to get immunized, but it is up to you to sign up and show up for your appointment.

Town Administrator Doda confirmed with Town Counsel that the Police OHRV can be purchased from the Special Details Account.

Chairman Owens announced the following meetings and events are coming up:

Monday, April 19, 2021            Budget Committee at 7:00pm  
Spring Hill Farm Advisory Committee at 7:00pm

Tuesday, April 20, 2021            ZBA at 7:00pm

Thursday, April 22, 2021            Board of Selectmen 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 (c) reputation, and (e) pending litigation. Selectman Hagan 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 7:49 pm.

***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 – aye. With all in favor, the motion passed unanimously.***

The meeting was reopened to the public at 8:52 PM.

***Selectman Landau motioned to seal the minutes of the first non-public session, on Pending Litigation, 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 – aye. With all in favor, the motion passed unanimously.***

***Selectman Landau motioned to seal the minutes of the second non-public session, on Reputation, for a period of six (6) months. Selectman 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.***

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

***Selectman Landau motioned to seal the minutes of the fourth non-public session, on Pending Litigation, 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 – aye. With all in favor, the motion passed unanimously.***

***Selectman Landau motioned to seal the minutes of the fifth non-public session, on Pending Litigation, 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 – aye. With all in favor, the motion passed unanimously.***

#### V. Adjournment

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***Selectman Landau moved to adjourn the meeting. Selectman Hagan 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 adjourned at 8:55 PM.

Respectfully submitted,

Janis A. Jalbert  
Recording Secretary



## CHESTER CONSERVATION COMMISSION

April 14, 2021

Board of Selectmen  
Town of Chester  
84 Chester Street  
Chester, N. H. 03036

Subject: Request to release funds for the purchase of  
Conservation Land from Michael and Wendy Ennis, Tax Map  
4, Lot 1, Chester, NH.

Dear Selectmen:

The Chester Conservation Commission approached Michael and Wendy Ennis, 3319 Cole Road, New Richmond Ohio, in regards to selling a parcel of land in Chester and an agreement was reached. The Chester Conservation Commission is requesting the acceptance of this land for conservation purposes by the Town of Chester and the release of funds from the Conservation Fund to pay for it.

This parcel is identified as Tax Map 4, Lot 1, which is approximately 20 acres according to the tax card. This parcel can be accessed from Warfield Road, Parsonage Lane. This parcel is located at the south east corner of the intersection of these two roads.

This potential purchase was noticed and heard at a public hearing, held via Zoom on April 13, 2021 by the Chester Conservation Commission. There were no public comments. After a brief discussion period, the Chester Conservation Commission voted unanimously to purchase this property subject to conditional approval by the Chester Board of Selectmen.

The intent of acquisition of this property is to maintain open space, and is consistent with our Master Plan. The purchase of

**TOWN OF CHESTER**

84 CHESTER STREET • CHESTER, NEW HAMPSHIRE 03036



## CHESTER CONSERVATION COMMISSION

this property will assure the residents of Chester that this land will be left as open space and not be developed. This letter has been written to request the authorization of the Town Treasurer to pay Michael and Wendy Ennis for the purchase of this property, the sum of \$49,900.00 minus any prorated taxes.

Payment is to be withdrawn and paid from the Conservation Commission account upon receipt of all necessary documents.

Should you have any questions concerning this authorization please contact me at 887-0339.

Very truly yours,

Victor Chouinard, Chairman  
Chester Conservation Commission

Members:  
Ted Broadwater  
Kristina Snyder  
Kathie Ragsdale  
Deb Muson  
Rick Sibley  
Aaron Hume (alt)

Enclosures:  
cc: Chester Finance