

**Town of Chester  
Board of Selectmen Meeting  
Thursday, July 13<sup>th</sup>, 2017  
Municipal Complex  
Approved Minutes**

**I Preliminaries**

Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Chairman’s Additions and Deletions  
Public Comment  
Approval of Minutes  
Items for Signature  
Maintenance Update  
15 Chester Street (Center Scoop)  
Roundtable  
Non-Public Session  
Adjournment

*1.1 Call to Order*

Chairman Trask called this meeting of the Town of Chester Board of Selectmen to order at 7:00pm.

*1.2 Roll Call*

Selectmen present:

Cass Buckley  
Jack Cannon  
Steve D’Angelo  
Jeremy Owens  
Dick Trask

Members of the Public present, at various times:

Tony Amato, Maintenance Supervisor  
Ted Broadwater  
Myrick Bunker, Building Inspector/Code Enforcement Officer  
Jerome Gesel  
Nancy Hoijer  
Brenda Galotti Holland  
Michael Oleson  
Corinna Reishus, Recreation Director  
Baron Richardson  
Angela Sweet  
Jay Sweet  
And other persons unknown to the Recording Secretary

*1.3 Pledge of Allegiance*

Chairman Trask led the attendees in the Pledge of Allegiance.

*1.4 Chairman’s Additions and Deletions*

There were neither additions nor deletions.

### *1.5 Public Comments*

Brenda Galotti Holland stood and was recognized. She stated that she was representing herself and her husband, Raymond, who have been residents and voters since 1998 and are neighbors to the Spring Hill Farm property. She stated that the Sweet family has taken care of the Spring Hill Farm property better than previous tenants and that their daughter has gotten an education in farming practices while having fun with her friend, one of the Sweet family’s children. She asked the Selectmen to work with the Trustees and to renew the Sweet family’s lease.

Ted Broadwater stood and was recognized. He stated that he was representing himself and his wife, who are both voters. He stated that although he did not know the facts, he did know that the Sweet family’s lease was not being renewed. He stated that Miss Church’s mission in giving Spring Hill Farm to the Town was not to make money but to preserve the Town’s character, and added that other entities in Town, such as the Police or Fire departments, are not expected to generate revenue. He hopes that the Selectmen reconsider their decision not to renew the Sweet family’s lease, but in any case also hopes that there is a plan in place for going forward.

Baron Richardson stood and was recognized. He stated that his property abuts that of Spring Hill Farm, and that he utilizes trails on the property, which are maintained by the Sweet family; the property has not looked so good in 24 years. He stated that the Sweets love the property and that there is no reason not to renew the lease. Miss Church’s wishes were that a family member could live on the property, and Mr. Sweet is a family member; a better tenant could not be found.

Mrs. Holland added that there is a petition online with 57 signatures of Chester residents and additional signatures from non-residents.

As no other Members of the Public wished to be heard, Public Comment was closed at 7:09pm.

## **II. Old Business**

### *2.1 Approval of Minutes*

An approval sheet for the previous week’s meeting minutes is in the signature folder. Chairman Trask urged all members to read the minutes and indicate their approval.

### *2.2 Items for Signature*

Chairman Trask also urged all members to review the items in the Signature folder.

## **III. New Business**

### *3.1 Maintenance Update - Tony Amato*

Maintenance Supervisor Amato appeared before the Selectmen to give them an update on Maintenance Department activities. His last visit to the Board was on June 1<sup>st</sup>.

- The new tractor has been delivered, and already used to move 45 tons of river stone from behind the MPR to the Town fields. It will be used to construct steps and a walkway between the soccer field and the basketball courts. The tractor will also be used to aerate and seed the soccer fields this month.

- The County Workers were in Town last week. They spread mulch at Town Hall, Fire Department, and Post Office, as well as painted at Town Hall and the Police Department.
- The Stevens Hall Chimneys project was completed on time and on budget. The mason indicated that they were last replaced in the 1960s/1970s, and that they were deteriorated to the point that he did not need a hammer or chisel to dismantle them.
- Roofing and safety materials for the Salt Shed, Wason Pond Barn, and Maintenance Garage have been ordered at a cost of \$6,374; the work will be done by the County Workers in August. A scissor lift with stabilizers will be rented at a cost of \$1,115 for the month. A dump trailer will also be rented. Debris will be taken to the Raymond Transfer Station at the cost of \$160/ton.
- The interior of the Maintenance Garage was cleaned out to make room for the new tractor; the exterior will be painted and its door and windows repaired next week.
- A wall is being built in the Police Department to house the new server; once the electrician has run the wiring, the work will be completed – this includes painting, cove base, molding, and door installation.
- Fuel Oil bids will be going out after the 2016-2017 Budget is closed.

Maintenance Supervisor Amato also asked the Selectmen if the Housekeeper could use the Town’s Crown Vic to drive between buildings for cleaning duties. She does have a driver’s license and the vehicle is not being used on a regular basis. The Selectmen were in favor of this suggestion.

Maintenance Supervisor Amato departed the meeting at 7:16pm.

### *3.2 Non-Public Session*

As Mr. Gesel was not expected until 7:30pm, the Selectmen agreed to handle one non-public session subject at this time.

**Selectman D’Angelo moved that the Board go into non-public session under RSA 91-A:3 II (e) Pending Litigation for two items; Selectman Owens seconded the motion. The vote was unanimous in the affirmative; motion carried.**

The meeting room was closed at 7:17pm. Building Inspector Bunker remained in the Meeting Room.

The meeting room was re-opened at 7:28pm.

**Selectman D’Angelo moved that the Board come out of non-public session; Selectman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Selectman D’Angelo moved that the minutes to the first non-public session, on Pending Litigation, be sealed for a period of one (1) year; Chairman Trask seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Vice-Chairman Cannon moved that the minutes to the second non-public, session on Pending Litigation, be sealed for an indefinite period; Selectman D’Angelo seconded the motion. The vote was unanimous in the affirmative; motion carried.**

### *3.3 15 Chester Street (Center Scoop) – Jerome Gesel*

Mr. Gesel appeared before the Selectmen along with Building Inspector Bunker. This meeting is a follow-up from last week’s meeting, where it was noted that the Town does not have a copy of the Certificate of Occupancy for 15 Chester Street.

Mr. Gesel produced photocopies of documents marked as a building permit from June 2007, a temporary

Certificate of Occupancy from May 2008, and a Certificate of Occupancy from August 2008, signed by John Gilcreast and/or Tom Malley.

Vice-Chairman Cannon spoke as the Liaison to the ZBA, stating that per Town Counsel, possession of a Certificate of Occupancy does not exempt one from applying to the ZBA; as 15 Chester Street is in Zone R1, per Ordinance 5.3.3.6, restaurants do need a variance. Mr. Gesel objected to this, stating that the Building Inspector should have pointed him in that direction previously.

Building Inspector Bunker pointed out that 15 Chester Street still had a number of issues that needed addressing, to wit:

- Signage: 6 sq ft is allowed; 15 Chester Street has 36 sq ft. One sign is not on his property.
- Septic: the approved septic is for a hardware store, two 2-bedroom apartments, and a 35-seat restaurant only. The property has three apartments, not two – the studio apartment over the hardware store was to be removed, but has not been. The ice cream shop and a machine shop are not on the septic plan at all. Half of the leach field is in the front setback.

Mr. Gesel again objected to having these issues raised. Building Inspector Bunker invited him to visit Town Hall so that they could sit down together and go over all of the violations.

Mr. Gesel and Building Inspector Bunker departed the meeting at 7:38pm.

#### **IV. Selectmen’s Business**

##### *4.1 Roundtable*

*Vice-Chairman Cannon:*

- Nothing to report.

*Selectman D’Angelo:*

- Nothing to report.

*Selectman Owens:*

- Nothing to report.

*Selectman Buckley:*

- Nothing to report.

*Chairman Trask:*

- Nothing to report.

##### *4.2 Public Comment*

As no Members of the Public wished to be heard, Public Comment was closed at 7:38pm.

##### *4.3 Non-Public Session*

**Selectman Buckley moved that the Board go into non-public session under RSA 91-A:3 II (a) Public Employees, (c) Reputation for two items, and (d) Personal Property; Vice-Chairman Cannon seconded the motion. The vote was unanimous in the affirmative; motion carried.**

The meeting room was closed at 7:39pm. Recreation Director Reishus remained in the Meeting Room.

Recreation Director Reishus departed the Meeting Room at 8:15pm.

The meeting room was re-opened at 8:35pm.

**Selectman D’Angelo moved that the Board come out of non-public session; Selectman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Vice-Chairman Cannon moved that the minutes to the third non-public session, on Public Employees, be sealed for an indefinite period; Selectman Buckley seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Vice-Chairman Cannon moved that the minutes to the fourth non-public session, on Reputation, be sealed for a period of one (1) year; Selectman Owens seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Vice-Chairman Cannon moved that the minutes to the fifth non-public session, on Reputation, be sealed for an indefinite period; Selectman Owens seconded the motion. The vote was unanimous in the affirmative; motion carried.**

**Vice-Chairman Cannon moved that the minutes to the sixth non-public session, on Personal Property, be sealed for a period of ninety (90) days; Selectman D’Angelo seconded the motion. The vote was unanimous in the affirmative; motion carried.**

#### **V. Adjournment**

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, July 20<sup>th</sup>, 2017.

**Selectman D’Angelo moved to adjourn the meeting; Chairman Trask seconded the motion. The vote was unanimous in the affirmative; motion carried.**

The meeting was adjourned at 8:37pm.

Respectfully Submitted,

Debra H. Doda  
Recording Secretary