

**Town of Chester
Board of Selectmen’s Meeting
Thursday, December 15, 2022
Municipal Complex
Approved Minutes**

I. Preliminaries

Call the Meeting to Order
Roll Call
Pledge of Allegiance
Chairman’s Additions or Deletions
Public Comment (10 minutes)
Potential Non-Public Sessions
Approval of Consent Agenda
Pomp Road Building Permit
Conservation Commission: P&S Agreement
Spring Hill Farm Lease Extensions
Eagle Scout Project
Chairman’s Announcements
Roundtable
TA Report
Action Items
Potential Non-Public Sessions
Adjournment

1.1 Call to Order

Chairman Myette called the meeting of the Chester Board of Selectmen to order at 6:00pm.

1.2 Roll Call

Selectmen Present:

Chuck Myette
Steve Couture
Steve D’Angelo
Stephen Landau
Jeremy Owens (arrived at 6:03)

Town Administrator Debra Doda

Members of the Public Present at various times:

Aaron Berube, Police Chief
Victor Chouinard
Paul Foscitt
Susan Foscitt
Jay Rowden
Ben Wallin

and other persons unknown to the Recording Secretary.

1.3 Pledge of Allegiance

Chairman Myette led the attendees in the Pledge of Allegiance.

1.4 Chairman’s Additions or Deletions

Chairman Myette added the Eagle Scout Project to the agenda.

1.5 Public Comment

Chairman Myette opened the meeting to public comment at 6:02pm.

As no Members of the Public wished to be heard, Public Comment was closed at 6:02pm.

II. Consent Agenda

2.1 Approval of Minutes November 3, 2022, November 10, 2022, and November 17, 2022.

No comments

2.2 Tax Abatement

Selectman D’Angelo motioned to approve the minutes and tax abatement as presented. Vice Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.

Chairman Myette announced a nonpublic on reputation.

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

The meeting was closed to the public at 6:04 PM.

Selectman Landau motioned to come out of non-public session. Vice-Chairman Couture seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.

The meeting was reopened to the public at 7:21 PM.

2.3 Intent to Cut (moved to later in the meeting)

2.4 DRA Sales Ratio Survey (moved to later in the meeting)

2.5 Rate Change (moved to later in the meeting)

II. New Business

101 *3.4 Eagle Scout Project (moved from the later in the meeting)*
102

103 Mr. Wallin presented his informational kiosk at Wason Pond Eagle Scout project to the Board. He
104 has a few more things items to place on it before it is completely finished.

105
106 Selectman Landau mentioned that Mr. Wallin is few weeks away from his eighteenth birthday, and
107 the release and waiver of liability document needs to be completed prior to his aging out of the
108 scout program.

109
110 ***Vice Chairman Couture motioned to sign the liability release for the Informational Kiosk at***
111 ***Wason Pond. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye,***
112 ***D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.***
113

114 *3.1 Pomp Road Building Permit*
115

116 Chairman Myette explained the Foscitts purchased land on the Class VI portion of Pomp Road, and
117 have come to the Board to request permission to build. The Foscitts have been working with the
118 Planning Board for a waiver of liability releasing the Town from all liability pertaining to the Board
119 granting a building permit for their lot on Pomp Road. The Board has the option to approve the
120 waiver or to not approve.

121
122 If the Board of Selectmen gives their approval for the building permit, it will be for a single-family
123 home only. Selectman Landau questioned if this would be recorded with the Rockingham Registry
124 of Deeds. Mr. Foscitt advised Mr. Hadik (not present) will have it recorded after it is signed and the
125 Foscitts will pay the recording fees.

126
127 ***Selectman Landau motioned to approve the building permit for a single-family home on Pomp***
128 ***Road. as presented. Selectman Owens seconded the motion. A roll call vote was taken Myette –***
129 ***aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion***
130 ***passed.***
131

132 The Foscitts plan to start the road improvements in the Spring of 2023.
133

134 *3.2 Conservation Commission: P&S Agreement*
135

136 Mr. Chouinard read the request to release funds for the purchase of conservation land for Tax Map
137 8 Lot 18-4 into record.

138
139 *Dear Selectboard:*
140

141 *The Chester Conservation Commission approached Linda and George Noyes, 491 Raymond Road,*
142 *Chester, NH, 03036 in regard to selling a parcel of land along Ledge Road in Chester and an agreement*
143 *was reached. The Chester Conservation Commission is requesting the acceptance of this land for*
144 *conservation purposes by the Town of Chester and the release of funds from the Conservation Fund to*
145 *pay for it.*
146

147 *This parcel is identified as Tax Map 8, Lot 18-4, which is approximately 10 acres, according to the tax*
148 *card. This parcel can be accessed via Ledge Road. This parcel adds to a large tract of contiguous*
149 *parcels owned by the Town of Chester. It is strategically important to conservation and the town for*
150 *several reasons. It contains a portion of land identified as a prime wetland. The NH Fish and Game has*

designated this area as Tier1 habitat with important wildlife corridor connectivity. And using a quote from 1999 Town Meeting authorizing conservation easements be placed on three parcels of town land in the North Woods area:

“to permanently protect said areas of nature study, recreation, maintaining and improving the town forest, and to enhance and maintain the scenic, wildlife, and open space that are an intrinsic part of Chester’s valuable rural character for the benefit of the Town of Chester and its citizens.”

This potential purchase was noticed and heard at a public hearing, held on December 13, 2022 by the Chester Conservation Commission. There were two public comments -no opposition. 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 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 Linda and George Noyes, for the purchase of this property, the sum of \$30,000.00.

Selectman Landau motioned to approve the release of \$30,000 from the Conservation Fund to purchase Tax Map 8 Lot 18-4. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau –aye. With all in favor, the motion passed.

3.3 Spring Hill Farm Lease Extensions

Selectman Landau asked to table the lease agreement with the Spring Hill Farm Trustees. He has concerns that the Trustees are not responsible for the buildings. All members agreed to table the lease agreement.

Selectman Landau motioned to approve the lease extension for the High Tunnel and an adjacent acre of land to the Ortins. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau –aye. With all in favor, the motion passed.

Chairman Myette mentioned that the Ortins have done a terrific job on the property. Their goats have been eating all the invasives, and they have agreed to help with the haying this year.

2.3 Intent to Cut (moved from earlier in the meeting)

Selectman Landau has asked for this item to be a separate motion since he is an abutter to the property.

Selectman D’Angelo motioned to approve the intent to cut. Selectman Landau seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – abstaining. With four in favor, the motion passed with Landau abstaining.

2.4 DRA Sales Ratio Survey (moved from earlier in the meeting)

No comments

2.5 Rate Change (moved from earlier in the meeting)

No comments

Selectman D’Angelo motioned to approve the DRA Sales Ratio Survey and Rate Change paperwork. Selectman Landau seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.

IV. Selectmen’s Business

4.1 Chairman’s Announcements

Chairman Myette announced the following meetings and upcoming events:

Thursday, January 5, 2022 Board of Selectman Meeting at 6:00 PM.

4.2 Roundtable

Selectman Landau shared his concern with where the highway employees and plow drivers will stay to rest during long storms. Road Agent Oleson (not present) has offered his building again this year.

Selectman Landau has done research on the possibility of renting or leasing a building similar to a trailer for the employees to rest. Selectman Landau also discussed a cold storage unit to store our equipment. This will be discussed with the Road Agent and new Supervisor of Roads.

Town Administrator Doda mentioned Recreation Director Reishus (not present) suggested that the Community Center could be an option since it has rooms, a bathroom, and kitchen.

Vice Chairman Couture:

Nothing to report

Selectman D’Angelo:

Nothing to report

Selectman Owens:

Nothing to report

Chairman Myette

Nothing to report

4.3 Town Administrator’s Report

Town Administrator Doda mentioned the auction for the retired expedition has ended. The individual lives in Maine and will be picking it up next week. Town Administrator Doda will have all the paperwork ready.

4.4 Action Items

None

4.5 Non-Public Session(s)

Chairman Myette announced a number of non-public sessions.

Selectman Landau motioned to go into non-public session pursuant to 91-A:3(II), (a) public employees, (b) employment (c) reputation, and (e) pending litigation. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture –aye, Landau – aye. With all in favor, the motion passed.

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

Vice Chairman Couture motioned to come out of non-public session. Selectman D’Angelo seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens –aye, Couture –aye, Landau – aye. With all in favor, the motion passed.

The meeting was reopened to the public at 9:00 PM.

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

Vice Chairman Couture motioned to seal the minutes of the second non-public session, on Reputation. Selectman Owens seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.

Vice Chairman Couture motioned to seal the minutes of the third non-public session, on Reputation. Selectman Owens seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.

Vice Chairman Couture motioned to seal the minutes of the fourth non-public session, on Employment. Selectman Owens seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.

Vice Chairman Couture motioned to seal the minutes of the fifth non-public session, on Pending Litigation. Selectman Owens seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.

Vice Chairman Couture motioned to seal the minutes of the sixth non-public session, on Public Employees. Selectman Owens seconded the motion. A roll call vote was taken Myette – aye, D’Angelo – aye, Owens – aye, Couture – aye, Landau – aye. With all in favor, the motion passed.

V. Adjournment

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

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Janis A. Jalbert

301 Recording Secretary