

**Town of Chester  
Board of Selectmen’s Meeting  
Thursday, June 7, 2018  
Municipal Complex  
Approved Minutes**

**I Preliminaries**

Call the Meeting to Order  
Roll Call  
Pledge of Allegiance  
Additions and Deletions  
Public Comment  
Approval of Minutes  
Items for Signature  
Appointment to ZBA – Billie Maloney and Jack Cannon  
Appointment to PACT Committee – Rich LeBlanc and Jack Cannon  
Highway Updates – Road Agent Mike Oleson  
Facilities Superintendent Applications Review  
Proposed Non-Public Sessions  
Roundtable  
Adjournment

**1.1 Call to Order**

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

**1.2 Roll Call**

**Selectmen Present**

Chairman Jeremy Owens  
Vice Chairman Cass Buckley  
Stephen Landau  
Steve D’Angelo

**Selectmen Absent**

Joseph Hagan

**Members of the Public Present, at various times:**

Road Agent Mike Oleson  
Police Chief Aaron Berube  
Penny Williams, Tri-Town Times  
Nancy Myette

Maria Veale  
Billie Maloney  
Jack Cannon  
Richard LeBlanc  
Kimberly Layne  
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 and Deletions**

Chairman Owens asked if there were any additions and deletions. Selectman Landau stated that he would like to add under Maintenance and Selectman D’Angelo stated that he would like to add a few under Non-Public.

### **1.5 Public Comment**

Richard LeBlanc, Fremont Road

Mr. LeBlanc stated that the parking situation at Wason Pond could be resolved by creating a few graveled spots that turned in towards the barn.

## **II Old Business**

### **2.1 Approval of Minutes**

An approval sheet for the previous week’s meeting minutes, May 31, 2018, is in the signature folder.

### **2.2 Items for Signature**

Chairman Owens presented the items for signature to the members who were present.

## **III New Business**

### **3.1 Appointment to the ZBA – Billie Maloney and Jack Cannon**

Selectman D’Angelo and Selectman Landau congratulated Billie Maloney for 30 years of service with the Zoning Board of Adjustment, which was met with a round of applause from everyone present.

***Selectman D’Angelo motioned to re-appoint Billie Maloney to the Zoning Board of Adjustment as a regular member with a three-year term to expire May 31, 2021. Vice-Chair Buckley seconded his motion. The Vote was four in favor; motion carried.***

***Selectman D’Angelo motioned to appoint Jack Cannon to the Zoning Board of Adjustment as a regular member with a three-year term to expire May 31, 2021. Selectman Landau seconded his motion. The Vote was four in favor; motion carried.***

### **3.2 Appointment to the PACT Committee – Richard LeBlanc and Jack Cannon**

Selectman D’Angelo acknowledged Mr. Cannon who previously served on the Board of Selectman and as a Liaison to the Zoning Board of Adjustment for many years. Mr. Cannon stated that his years as a liaison to them would prove helpful toward serving on that Board.

***Selectman D’Angelo motioned to appoint Jack Cannon to the PACT Committee as a regular member with a three-year term to expire May 31, 2021. Vice-Chair Buckley seconded his motion. The Vote was four in favor; motion carried.***

Selectman D’Angelo acknowledged Mr. LeBlanc’s countless hours of volunteerism and thanked him for his service on the PACT Committee. Mr. LeBlanc is also the PACT Committee Treasurer.

***Selectman D’Angelo motioned to re-appoint Richard LeBlanc to the PACT Committee as a regular member with a three-year term to expire May 31, 2021. Vice-Chair Buckley seconded his motion. The Vote was four in favor; motion carried.***

### **3.3 Highway Updates – Road Agent Mike Oleson**

Road Agent Oleson advised that he had met with Brox concerning the CIP for the roadwork and would like DuBois & King to review Opossum, Red Squirrel and Mulberry relative to the overlaying and reclamation work if they would have time next week and will meet in August or September with Brox.

Road Agent Oleson advised that he has investigated purchasing the Chipper and because the quote was a year old, is unable to get that one. Mr. Oleson recommended purchasing a gasoline powered model size 15 rather than 12, 4 blades, 165 hp, 350 Chevy engine and which is easier to trailer without the need of having a CDL operator. Mr. Oleson stated that it will shut down less than the diesel model and that it’s the same price for a bigger machine and they would be allowed to try it out before agreeing to purchase it. Selectman D’Angelo asked about the time-frame. Mr. Oleson replied that it would be available in August.

Road Agent Oleson advised that he has communicated with Vice-Chair Buckley concerning the CIP expenses for the road work that needs to be done and about his concerns that they can’t sustain the estimated 30 million dollars it will cost the taxpayers. Mr. Oleson expressed that by the time the first round is complete, they would need to spend that money all over again. Mr. Oleson advised that a lot of people are moving up from Massachusetts into these new

subdivisions and are expecting things. Selectman D’Angelo stated that they move here expecting the rural character but with paved roads, sidewalks and street lights. Mr. Oleson advised that the character of the town’s infrastructure has gone from being rural to suburban. Vice-Chair Buckley opined that it was more important to consider the impact to the taxpayers who are here now, the seniors who bring so much to this town in contributions and volunteerism would be forced out and it is better to be concerned with who lives here now than who is going to move in later.

Mr. Oleson and Vice-Chair Buckley discussed the possibility of dirt roads and Mr. Oleson spoke to the expense of maintaining them and the overall pros and cons. In the short-term the maintenance costs for dirt roads would be considerably higher, and graders and operators would need to be secured which are well paid and hard to find. In the long-term the CIP would reflect a lower cost to the taxpayers.

Vice-Chair Buckley and Chairman Owens stated that they would like the legislative body to be included in these discussions. Some roads would be more suitable as dirt roads than others. Lane Road, as one example, Mr. Oleson stated is a partially paved/partially dirt road at the end, where it is a foot or two below grade in a wet area and he is always having to dump gravel into it at all times of the year. Mr. Oleson explained how during the winter once those dirt roads freeze they are easier to maintain, but when Spring comes they can turn to mud underneath. School buses would not be able to use some of those roads in the Spring if they were dirt. This Winter there was a pattern of rain and freeze, rain and freeze, rain and freeze and he spent thousands on sanding. Mr. Oleson advised that people who bought houses on streets that are paved and pay taxes have an expectation that their roads will continue to be paved and people who buy in these new subdivisions have a similar expectation. Vice-Chair Buckley advised that the Town did not have to guarantee the developers paved roads and that might be a good place to start. Mr. Oleson disagreed that that would be well received and that he has quite a few years’ experience with this. Vice-Chair Buckley advised that they were going to have to find a middle ground, whether something other than asphalt or dirt could be a consideration. Selectman Landau advised that he was not in love with the cement roads PA used, they were patched every so many feet and unpleasant to travel on. Mr. Oleson advised that the reclaimed asphalt is ground up, laid and rolled out and is also quite bumpy. There are other methods that used chopped up roof shingles but not sure the DOT is allowing that anymore or if they are whether they will continue to for long. Selectman Landau advised that the price of oil is not going down, up \$28/barrel to \$80. Mr. Oleson stated that the other options were made of a compound that would break up easily and require more repairs, more often. “A well-built road could last for 20 years without having to be redone.” The problem is with the older roads and the big feeder, connecting roads. Mr. Oleson advised that he could just keep overlaying these same roads every three or four years. Vice-Chair Buckley discussed the Planning Board’s role with some of the new homes and what they could do to mitigate the problem. Mr. Oleson advised that they are making the roads narrower, 20’ instead of 24’. Vice-Chair Buckley stated if a developer opts to put in a paved road, we can opt not to accept it. Selectman Landau used as an example Colorado Springs. Selectman Landau stated that once roads are paved they turn into super highways and you lose the integrity of being able to just go out and walk your dog.

Mr. Oleson advised that in the end it is way over his capability. The bigger cost of putting in new roads is the prep work, the drain, gravel, compaction, inspections and engineering, tree

removal, stump removal. “If you build dirt roads, when you look back in your rear-view mirror and see that cloud of dust behind you, those are your tax dollars.”

Selectman Landau stated that they were going to have to look at other alternatives, the cost of oil is not going to go down.

Chairman Owens concluded that the legislative body was just going to have to be included in these conversations. Selectman Landau agreed that the options would need to be priced out in a way that the taxpayers could understand and presented to them, “these are your tax dollars, here are your choices.”

### **3.4 Facilities Superintendent Applications Review**

Selectman Landau suggested that the position not be referred to as “Facilities Superintendent” as it was generating too many applications from administrators who didn’t have the experience or skill set they were looking for, which was someone who wielded a hammer themselves and could do a lot of the things in house, such as siding which is needed on some of the town-owned buildings.

Selectman Landau stated that he has two applications he feels good about and they would explore those in non-public session so that names and competencies are not divulged.

Selectman Landau advised that in this morning’s Department Head’s Meeting it was discussed that two or three Selectmen, two rather than three so that meeting quorum issues don’t arise, with two or three other town employees and the Road Agent could go over the applicants next Saturday would be ideal.

### **3.5 Wason Pond**

#### ***Park Ranger Position***

Police Chief Aaron Berube advised that they have not received any applications for the Park Ranger position. Advertisements were placed at the NHMA website and the Union Leader, the position pays \$10-12/hr. and is expected to be 30 hours a week, seasonal, until the beginning of September.

Selectman Landau asked if the candidates at the Police Academy would be interested. Chief Berube advised that they attended school Tuesday and Thursday nights and all day on Saturdays. This position would require coverage on both Saturdays and Sundays.

Chief Berube advised that other towns were paying more and raising the rate might get more people interested. It was also late in the season and a lot of students already have their jobs lined up. Selectman Landau recommended raising the offered wage to between \$12-14/hr. and everyone agreed with that. Chief Berube will renew the advertisement with the Union Leader on Monday and will consider other places to display the ad.

## ***Parking***

Chief Berube advised that no parking signs would be needed at the area near the pond where people are parking on both sides. While cars can get through, emergency vehicles would not be able to and the hydrant is involved. Selectman Landau stated that he would like to create some spaces for the seniors to park at who had trouble walking but did not have handicapped permits. Chief Berube advised that the Board had the authority to issue permits. People were often not using the large parking lot during events. Vice-Chair Buckley advised that this was a recreation area and should encourage people to get out and walk the hundred or so feet from the parking lot rather than creating closer spaces for those who didn’t need them but everyone was in agreement to create a few spots along the fence to assist the elderly. Road Agent Oleson will order the signs. Selectman Landau advised to notify the Wason Pond Commission. Chief Berube advised that Recreation Director Reishus contacted him by text and advised that a reminder has been sent out to the parents of the children who were participating in sports. Road Agent Oleson will install the signs and if necessary move the posts and replace them seasonally so that it is easier to plow. Vice-Chair Buckley asked Road Agent Oleson if they plowed over the bridge and he replied that he they did not although smaller vehicles could cross to do that.

***Selectman D’Angelo motioned to authorize Road Agent Oleson to order the no parking signs as well as four “permit only” parking signs. Vice-Chair Buckley seconded his motion. The vote was four in favor; motion carried.***

## ***3.6 Proposed Non-Public Sessions***

Selectman D’Angelo stated that he had a couple to add, including one for potential litigation. Selectman Landau reminded that he had one concerning the hiring of the maintenance director. Vice-Chair Buckley stated that he had a couple under reputation. Chief Berube requested another concerning the re-hiring of a part-time candidate.

## **IV Roundtable**

### ***Chairman Owens***

Chairman Owens advised that in the Department Head’s Meeting they discussed putting together a group, which is advertised on the town webpage, with a few employees and other townspeople to investigate the Town Administrator’s position and hold several meetings before the next Town Meeting to iron out the description and responsibilities.

### ***Selectman Landau***

Selectman Landau stated that BK Electric had a proposal from March concerning the safety issues with the two portables used by the Scouts and a few others. The materials cost was listed at \$572.00. Chairman Owens stated that he would like to see a quote for the labor before authorizing the work, which consisted of some exit signs, switching, boxes and light fixtures.

Selectman D’Angelo advised that they had some funds available for some of these smaller projects. Selectman Landau requested that something be written up and sent to him.

## **V Non-Public Sessions**

***By Roll Call, Selectman Landau motioned to go into non-public session under RSA 91-A:3(II)(b) hiring of any person as a public employee, RSA 91-A:3(II)(a) compensation of any public employee, RSA 91-A:3(II)(c) reputation, and RSA 91-A:3(II)(e) pending or threatened litigation. Vice-Chair Buckley seconded his motion. The vote was four in favor; motion carried.***

The meeting room was closed to the public at 8:10 pm except for Chief Aaron Berube who remained. Part-time officer candidate Kimberly Layne was present from 8:20 pm to 8:25 pm and Road Agent Oleson was present from 8:25 until 8:30 pm

The meeting room was reopened to the public at 9:25 pm.

***Selectman Landau motioned to seal the non-public minutes under RSA 91-A:3(II)(a) Session 1, for two months, with the others to remain sealed indefinitely. Vice-Chair Buckley seconded his motion. The vote was four in favor; motion carried.***

## **VI Adjournment**

***Vice-Chair Buckley moved to adjourn the meeting. Selectman D’Angelo seconded the motion. The vote was four in favor; motion carried.***

The meeting was adjourned at 9:28 pm.

Respectfully submitted,

Nancy J. Hoijer  
Recording Secretary