

**Town of Chesterfield
Board of Selectmen
MINUTES
October 28, 2015**

CALL TO ORDER

Chairman Jon McKeon called the meeting to order at 6:02 p.m. Others in attendance were Brad Roscoe and Rick Carrier, Town Administrator. Dan Cotter arrived at 7:17 p.m.

FOR SIGNATURE

- Manifest #44
- Selectmen Minutes – October 21, 2015
- Cemetery Deed - Reardon
- Appointment Paper – ZBA, Planning & Budget

APPOINTMENTS

- **6:15 p.m. Nonpublic RSA 91-A:3 II (b)**

McKeon moved to go into non-public RSA 91-A:3 II (b). Roscoe seconded the motion, which passed unanimously.

McKeon moved to come out of non-public session. The motion was seconded by Roscoe, which carried.

- **6:30 p.m. Chet Greenwood**

The board discussed a no parking sign that was placed in the state's right-of-way. The code enforcement officer will instruct the property owner that the sign needs to be moved back 10 feet from the right-of-way.

The board requested that the code enforcement officer review Planning and Zoning Board decisions before issuing building permits. Greenwood stated that he has been receiving the ZBA decision notices but has not been receiving Planning Board decisions. The board requested that Greenwood also review the decisions before doing a site visit on a complaint and to be sure that the Planning Board drawings have been signed.

Greenwood stated that the railings at the Paquette property are ornamental railings placed on the front edge.

McKeon stated that there have been modular units that pull into Perkins property and some of them are holding up traffic on Route 9 before parking on the property. Greenwood asked why the Zoning/Land Use would restrict this. McKeon stated, to keep natural buffers in place, similar to Stowaway Marine. They cut down trees and brush on a separate lot. The Planning Board wanted this in place to screen the industrial park.

McKeon noted that the initial development of the lot next to Stowaway Marine should have gone to the Planning Board. The Planning Board required the brush and growth to be left in place to serve as natural screening on that property, which is part of the Ordinance.

Greenwood stated that he would prefer to work from a list of property issues instead of emails because he feels that they are very disruptive to his schedule. He said that dealing with all of the items makes his life stressful.

- **7:00 p.m. Joe Warhall – Bennett Road**

Warhall asked to get updated information of repairs on Bennett Road. The town road agent send Richard Diesl a letter with what the agreement is for the repairs and that should be taking place shortly. David Mann will be meeting with Joe Dibernardo to compare their surveys on Friday. Warhall stated that he will do research on the width of the road. McKeon reported that he marked the right-of-way from the monuments on the north side of the road near David Gale's property, past Diesl's property and down to Route 63. McKeon took pictures of that road area and sent emails of them with a follow up to Chris Lord, the other board members and the town administrator.

McKeon noted that there is a pin near Route 63 that had not been placed by a surveyor. Diesl stated that he would like a letter from the board stating that he will not be responsible for any damage caused to other properties from water going over the swale after he has had the tarred area repaired. The board will have legal counsel assist in writing a letter to Diesl.

The board will view Bennett Road after Mann reports on his meeting with Dibernardo.

FOR DISCUSSION

- **Suggestion Box**

There were no suggestions in the suggestion box.

- **Chesterfield Happenings Email**

The board approved the draft email.

- **November 10th or 11th Meeting Schedule**

The Selectboard will be meeting on Tuesday, November 10 instead of November 11, which is Veterans Day. The board has tentatively scheduled a meeting for Monday, December 21 in place of the December 23 meeting.

- **Employee Luncheon**

The employee holiday luncheon will be scheduled on Wednesday, December 9 from noon to 1:00 p.m. at the town offices. Turkeys will be given to those who attend. The Board will look into other employees eligible for turkeys.

- **Bennett Road Emergency Lane Status**

An opinion from NHMA legal counsel was reviewed by the board on the emergency lane status. McKeon noted that the emergency lane status doesn't benefit the town but should be for the good of the public.

Cotter moved to rescind the emergency lane status. Roscoe seconded the motion, which passed unanimously.

The town attorney provided information on the Diesel driveway at the end of Bennett Road. The driveway may have been put in before the town required driveway permits.

- **Building Maintenance Funds**

The board reviewed the draft warrant articles to establish Building Maintenance Funds, for the purpose of a Capital Reserve Fund and an Expendable Trust Fund. The possibility of setting up separate warrant articles was discussed and how much should be established for Articles A, B & C. It was noted that items planned would be coming out of the Capital Reserve Fund and unplanned items would be coming out of the Expendable Trust Fund. The board will combine Articles A, B & C to establish a warrant article.

There will be no contributions toward the Town Office Building Maintenance CRF, Park & Rec Building Expendable Trust or the Town Hall Annex CRF for this coming year.

- **Health Insurance Options**

HealthTrust provided new Guaranteed Maximum Rate (GMR) for July 2016 through June 2017 plan options and costs. Carrier noted that if the plan has not changed from what is currently available, the new health insurance rate will be a 16% increase. Optimum Financial will provide the board options with similar plans and rates.

- **Right-To-Know Law Workshop**

There are 25 people signed up for the workshop. If the headcount gets to 35, the workshop will be moved to the Town Hall. The workshop will be open to anyone wishing to attend, in addition to board members.

- **Argent Franchise Agreement**

Argent has requested to meet with the board to discuss the renewal of their franchise agreement.

- **Spofford Village Town-Owned Building Petition**

A petition was submitted to the board to either repair or replace the old police station in Spofford village. Legal counsel stated that the petition article must be placed on the warrant "with only such minor textual changes as may be required". A petitioned article cannot be withdrawn. The petitioners could decide to not move the article for consideration at the town meeting, and in effect the meeting would pass over and not consider the article. A petition article can be amended. This article has no appropriation so unless there is other money in the budget for carrying out the demolition or repair and no money could be spent for the purposes of the article. The author of the petition will meet with the board in early December. Pat Rawson will provide information on the concrete pad and demolition of the building.

- **Wildwood Road Property Sale**

Town counsel advised that no testing for asbestos or lead are required before selling the town owned property. The town is within its rights to make any conditions that it wants in terms of

selling the property before the bid is awarded. The conditions should be publically noticed in the tax sale. The town has the option to accept or reject any and all bids. A certified structural engineer can override the code enforcement officer to determine if the structure can be brought to a stable condition or if it needs to be removed. The highest bidder must provide a check of \$1,000 made payable to the Town of Chesterfield.

- **Forest Avenue Follow Up**

The board felt that they should look at the driveway to determine whether it extends to the other lot. More documentation will be reviewed from John Koopmann for further discussion.

- **Nine A/Spofford Hall Follow Up**

A letter was received from Nine A LLC management in response as to what they were going to do at Spofford Hall. It was indicated that inspections were being done at the property on a weekly basis. No other documentation was included with the letter. A reply letter will be sent to the respondent after legal counsel has been contacted. ZBA Chairman, Burt Riendeau, had questions as to what the board was trying to accomplish and asked the board to wait for the outcome from the court. McKeon replied that the board is attempting to keep the owners compliant with the agreement that they made with the town for security, health and safety issues. Photos will be taken of the building and will be sent to town counsel.

- **Tax Anticipation Note**

The tax rate cannot be officially set until DRA establishes a value for New England Power before the Inventory Valuation form can be given to DRA. DRA will establish a tax rate and it will take the printers at least five days to mail out the bills. Carrier noted that the earliest the tax bill would be due is December 21. He added that the county required their payment of \$1.8 million by December 17 and the town may need to borrow the funds to pay the county.

OLD BUSINESS

Wares Grove Cottage: Jeff Scott stated that he may have a contractor to work on the cottage. McKeon will provide Scott with a list of the required repairs needed. The contractor will need to be covered by Workmen's Compensation.

Rudolph Junkyard: The assistant code enforcement officer has been asked to find out what violations are still outstanding on the property.

TH Annex Engineer Review: Carrier will get a heating budget for the annex for the next board meeting. Dan Scully is still getting reports together from the subcontractors to present to the board.

Town Email Addresses: Roscoe will be meeting with Carrier in November 2 to discuss the process.

Hosting NHMA Workshop: The town offices can accommodate up to 35 people for the Right-To-Know Law seminar being held on December 3.

OTHER BUSINESS

Roscoe reported that Carol Miller suggested that the broadband group establish a technology fund to help supporting groups for possibly getting grants for matching funds. Cotter replied that

he is not in favor of helping a business to make money. McKeon noted that he would like to see something coming back to the town from the company.

Sue Parker reported that the general membership of the Lions Club is not willing to help replace the Chesterfield welcome signs. Cotter stated that any of the signs should be removed and stored if they are in need of repair.

Carrier reported that the occupant had vacated the town-owned property on Forest Avenue when he visited the property with Chief Chickering. Carrier will stop the eviction notice and has contacted a locksmith to change the door locks and a licensed plumber to winterize the house. The power has been turned off.

Cotter reported that the Budget Committee recently met to discuss the Capital Reserve Funds. They will be discussion the Police and Highway Department budgets at the next meeting. Norman Vancor has filled Dan Cotter's open position on the committee.

The board agreed to have the well water tested for quality at the Town Offices.

With no other business to conduct, Cotter moved to adjourn at 9:55 p.m. The motion was seconded by Roscoe, which carried.

Respectfully submitted,

Patricia Grace
Secretary to the Selectboard

Approved by:

Jon P. McKeon, Chairman

Date

Brad Roscoe

Date

Dan Cotter

Date