

**Town of Chesterfield
Board of Selectmen
MINUTES
September 5, 2018**

CALL TO ORDER

Chairman Jon McKeon called the meeting to order at 6:00 p.m. Also in attendance were Norman VanCor and Alissa Fox, Town Administrator.

Selectman Jeanny Aldrich requested to join the meeting via Skype. Aldrich was unable to attend this meeting because she was working out of the state. No one was in the room with her.

McKeon moved to allow Aldrich to join the meeting. VanCor seconded the motion which passed unanimously.

- **Fuel Oil Bids**

The following fuel bids were received for the 2018-19 season:

Company Name	#2 Fuel Oil Pricing/per gallon	Kerosene Pricing	Propane Pricing
Dead River	\$2.6594/gal. fixed	N/A	\$1.7659/gal. fixed
Barrows & Fisher	\$2.359 Prepaid/\$2.47 Net 30	\$2.819 Prepaid/\$2.939 Net 30	N/A
Bob's Fuel	\$2.47/gallon (8,000 gallons)	\$2.99 (1,800 gal)	N/A
Ciardelli Fuel	\$2.789	N/A	\$2.349
Discount Oil of Keene	\$2.479/gallon (8,000 gallons)	\$2.789 (1,800 gal)	\$1.519

McKeon moved to award the fuel bid to Discount Oil. Aldrich seconded the motion, which passed unanimously.

- **Selectmen Minutes Review**

McKeon moved to approve the minutes of August 15, 2018 as presented. VanCor seconded the motion.

*Vote called: Aldrich: yes; VanCor: abstained; McKeon: yes
The motion passed by unanimous vote.*

Aldrich moved to approve the minutes of August 8, 2018 as amended. VanCor seconded the motion, which passed unanimously.

GUESTS

6:15 p.m. - Chris Lord – Non Public RSA 91-A:3 II(a)

McKeon moved to go into nonpublic RSA 91-A:3 II(a). VanCor seconded the motion, which passed unanimously.

VanCor moved to come out of Nonpublic. Aldrich seconded the motion. Motion passed unanimously.

Lord reported that the lake level is at 14 inches, which is an ideal summer lake level and the boards are 2 inches below that. McKeon stated that the start of lowering the lake level is usually done the week before Columbus Day. A notification of lowering the lake level will be placed in

the local newspaper. Lord will start keeping a weekly log of the lake level and when boards are removed and added.

COLA information is pulled from the Northeast Consumer Index pricing. The town uses the July to July comparison.

Lord noted that the BOS will be receiving a notice from DRED asking for approval to access Woods Road for the timber cutting in Pisgah. The condition of the road must be left in the same (or better) condition than how it was before the timber cutting started. Lord will take photos of the road before work begins.

Lord also noted that a call was made by Pam Walton to the DES office of her concerns as to how the lake level is being managed. Fox will contact the DES representative to schedule a meeting with one of the BOS members.

6:30 p.m. - Joseph Provencher – Non Public RSA 91-A:3 II(c)

McKeon moved to go into nonpublic RSA 91-A:3 II(c). Aldrich seconded the motion, which passed unanimously.

McKeon moved to come out of nonpublic. VanCor seconded the motion. Motion passed unanimously.

McKeon moved to seal the nonpublic minutes for Provencher. VanCor seconded the motion, which passed unanimously.

6:45 p.m. - Ron Scherman – Library Trustee

Scherman is interested in serving the position of Library Trustee. He has attended three prior meetings.

McKeon moved to appoint Ron Scherman to a full time position as a Library Trustee. VanCor seconded the motion, which passed unanimously.

7:15 p.m. - Lynne Borofsky of Chesterfield Conservation Commission & Stacy Cibula of Monadnock Conservancy - Conservation Easement

Borofsky and Cibula presented a project to the Selectmen that they have been working on since 2017. They are seeking approval of the BOS to support up to \$20,000 from the town for the acquisition of the Lucky Evans project for a grant application for a conservation easement to prevent the 38 acres on Rt. 63 from being subdivided into lots. It would allow the public to utilize the property for passive recreation during the off season of growing crops. Motorized vehicles will not be allowed. The total LChip program cost is \$364,000, with \$20,000 coming from the town's conservation fund for transaction fees. The program will also preserve the view. The project will not be complete until mid to late 2019. A public hearing will be required.

McKeon moved that the Selectboard of the Town Of Chesterfield, NH enthusiastically supports the Monadnock Conservancy's efforts to conserve 38-acres Evans property on Rt. 63 in Chesterfield, including the Conservancys' recent application to the State of New Hampshire Land and Community Heritage Investment Program. VanCor seconded the motion.

Vote called: VanCor – yes; Aldrich – yes; McKeon – yes
Motion passed unanimously.

WEEKLY REVIEW

SUGGESTION BOX

Four suggestions:

1. The Town of Chesterfield should use local businesses and contractors before going outside of town to do business. The locals are the ones paying the taxes in this town.
2. Bushes need trimming for safety at the corner of Pond Brook and Poocham Road.
3. As a taxpayer and resident of Spofford Lake it concerns me that the Church “camp” is not contributing their fair share to the tax base and all the Municipal privileges that go along with residency in this Town. I own property on the Lake which is used for 3 months of the year. I have appropriate septic system to handle the usage and pay very close attention to shoreland protection. I have no lawn and the impact I have on the lake with my summer usage is minimal. At most the “camp” has grown over the years into a multi use facility housing many activities and massive numbers of people. It appears that it has produced enough income to warrant substantial upgrades to building facilities and offers a multitude of programs that extend far beyond just Church activities. My taxes are just shy of what the “camp” donates to the Town. It seems unjust to have those of us on the Lake with little impact on it environmentally paying the brunt of the taxes when we have a huge profit making endeavor on the Lake with great impact to the water quality and resources not contributing their share as a landowner on the Lake.
4. Why can't the beach be open longer than Labor Day? We pay a full time Parks and Rec. director.

- **Code Enforcement Report**

The Code Enforcement activity report was reviewed by the Selectmen for the week ending September 1. The report included permits issued, field inspections, complaints and violations. Rod Parsons noted that the permits issued in August was the highest month for the past 2-1/2 years. Aldrich noted that she has sent Parsons the updated Tracker and he should be using that form moving forward.

No testimony is required on the propane tanks that are in the setbacks .

A follow up and site visit needs to be made to the Lanoue property.

- **Public Comment**

Jeff Scott reported that there are 31 motor boats, 3 sailboats in the lagoon of the old Bud & Dolly's area where boats are being rented.

McKeon will be available after 12:30 p.m. at the Town Hall for the Primary Election on September 11. Aldrich is working out of town and will not be at the Election. VanCor will be available in the afternoon.

OLD BUSINESS

- **Town Hall Annex Plans**

Primex will be contacted to get cost information for the town to carry the builders risk. Town Hall Annex proposals are due on September 12 at noon to be reviewed by the BOS.

- **Former Town Office Plans**

Legal counsel recommended a town lease on the land to the buyers versus an easement so the owner of the house can use the land. McKeon will request the Dompier meet with the BOS to finalize the agreement.

- **Progress on Erosion Issue on Town Owned Beaches**

VanCor noted that David Mann will provide the BOS with information on the property line of the abutter. Abutter permits on file with NHDES and property information that the BOS already has have been forwarded to Fuss & O'Neill.

VanCor noted that there will be a secondary drainage system at the North Shore beach. More details on the catch basin will be added to the engineering drawings. A small stone swale will be added to the drawing along Rt. 9A at Wares Grove. Water is gathering in front of the gazebo and water overflows, causing more erosion. Shoreland and Wetland permits will not be required for the RFP. Brian Vincent, of Fuss & O'Neill, will meet with the Selectmen on September 12 to review the engineering drawings for both properties.

- **Parks & Rec Cottage (HVAC, Insulation) and Beaches Condition**

McKeon will get pricing for the insulation from Builders Install Products. The cottage heating system is being installed next week by L&G Propane. VanCor noted that the roof at North Shore is supposed to have been scheduled.

- **Town 3-D Topo Map, Roads, Zoning, Features Update**

Tabled.

Camp Spofford Agreement

The BOS will meet with legal counsel on September 26 to discuss the agreement. VanCor recently toured the grounds with the Camp Spofford director. It was suggested that the Camp Spofford director meet with the Selectmen over the winter and before the town meeting.

- **Article 21 – Painting and Maintenance Historical Society**

McKeon will get an RFP out this week. It will be advertised with NHMA, on the town website, Keene Sentinel and the Brattleboro Reformer.

VanCor moved to authorize Jon McKeon to finalize the RFP for the Historical Society Friedsam Building Maintenance so that it can be released to contractors for bidding. Aldrich seconded the motion, which passed unanimously.

- **Transfer Station**

- Stickers, renewal time frame, display area – Tabled for work session on September 19.
- Over all view of Transfer Station, fees, cost revenues and expenses – Tabled for work session on September 19.

- **Capital Maintenance Plan – To Do List**

Work session to be scheduled for September 22 at 9:00 a.m. to identify items at town office buildings.

NEW BUSINESS

- **Tourism Video**

The Police Department has video equipment. Cooper Hardee no longer has video equipment for filming more footage for the Selectmen.

- **Brickstone Land Use Consultants, LLC Culvert Work Letter**

James Phippard notified the BOS that a culvert is being replaced at 29 and 31 South Shore the week of September 17. Erosion control measures will be utilized. Copies of the NHDES Activities Notification was included with Phippard's letter.

- **Gateway Drive – Process to Make it a Town Maintained Road**

The developer of Gateway Drive is ready to put the top coat on the road. McKeon noted that the board must be provided with documentation for the gravel compaction, sub base material, etc. The town road agent will look at the condition of the road. A one-year maintenance bond will be required when the road is finished and approved.

- **Chesterfield Happenings Approval**

The BOS approved the September issue of the Chesterfield Happenings and requested that the Primary Elections be added before it is emailed to the subscribers.

OTHER BUSINESS

Erik Barnes has resigned from the Parks and Rec Commission. He provided a check to the Town Administrator for the return of the P&R truck purchased from Auto Mall. The P&R Commission will be scheduled to meet with the BOS at their next regular meeting. The need for a P&R truck will be discussed.

VanCor noted that the cottage bathroom floor needs to be replaced and it should be covered under the insurance claim.

McKeon noted that budget season will start before the end of October.

The BOS agreed to keep the beach gates open for the general public until October 15, 2018.

VanCor noted that the HVAC system for the town offices/police department will require balancing services.

Aldrich and Margaret Halpert will look into replacing the town office operating systems for replacing them with solid state computers.

- **Public Comment**

Jeff Scott offered to assist the selectmen, as a selectmen's representative, at the Primary Election on September 11.

With no other business to conduct, *VanCor moved to adjourned at 9:20 p.m. Aldrich seconded the motion, which passed unanimous.*

Respectfully submitted,

Patricia Grace
Secretary

Approved by:

Jon P. McKeon, Chairman

Date

Jeanny Aldrich

Date

Norman W. VanCor

Date