

**Town of Chesterfield
Board of Selectmen**

**MINUTES
December 7, 2006**

Call to Order

Chairman Jon McKeon called the meeting to order at 6:00 PM. Others in attendance were Board members Wanda McNamara, Dan Cotter (arrived at 8:20) and Administrator Rick Carrier.

Appointments

➤ 6:15 Leon Dunbar

Dunbar explained the programs and costs relating to those programs that he would like to implement for the Transfer Station.

- Storage Unit – The purchase of a used 20x8x8 storage unit would cost \$1,500 to \$2,400. This would give space to keep the needles and store mattresses/box springs for disposal each week. The Board suggested putting this into the 2007 Budget.
- Needle Program – Dunbar has been in contact with Windham Solid Waste. They will accept needles from Chesterfield for disposal for \$300 annually. Dunbar advised that using a 2L soda bottle wrapped with duct tape would be the safest way. The Board agreed to have Dunbar implement this program immediately.
- Electronic program – The storage unit would be provided. Dunbar estimated the 6 loads per year from the # of refrigerators they get annually. Other items covered under this program could be packed inside the refrigerator units. The cost is \$650 per load. He believes the revenue received would offset this cost. The Board suggested putting this into the 2007 Budget.

Dunbar requested approval from the Board to get a part-time job. The Board agreed as long as it did not interfere with his Town position.

➤ 7:00 Burt Riendeau & Andy Cay

Riendeau and Cay were present to express their concerns regarding the Planning Board and what they see as an incorrect interpretation of the Zoning Ordinances in regard to granting waivers for height restrictions under the Telecommunications Ordinance and the PDD application regulations. Cay stated that a waiver is not a variance. A waiver is from a planning submission requirement and should be requested in writing with justification.

Riendeau asked if the Select Board looks at the ordinances and should we get rid of the PDD or try and make them work. Riendeau advise the way the PDD has been interpreted is essentially spot zoning. McKeon advised that the ordinances are under

the authority of the Planning Board and the Select Board can endorse them or not. He advised that we are the only town in New Hampshire that has a PDD ordinance. He acknowledges that the up front costs are a high investment on speculation.

Cay asked if it wouldn't be wise to have the Town Attorney look at the PDD ordinance. He stated that Mullins would be giving his opinion on it if the court case were not dropped.

Cay stated that the Master Plan requires that commercial zoning should be in industrial parks and the Planning Board should scrutinize applications to see if it complies with the Master Plan and not just accept the statement from the applicant that it fits the Master Plan.

Riendeau advised that the Planning Board couldn't grant a waiver for height. McKeon stated that it is his understanding that the waiver statement is specific for the height restriction for telecommunication towers.

Riendeau stated he would like to participate on the Planning Board. Cay stated it would be profitable to have him on as a regular member and not as an alternate to profit from his experience. McKeon advised that alternates can participate in the discussion and are often used as voting members to complete a full Board.

➤ 8:00 Steve Pro

The Board reviewed the letter that had been submitted by Pro. He advised the Construction Manager and the Design Professionals have been talking back and forth. The terms had been agreed to back in July 2006 but the contract is yet to be signed with the Construction Manager.

Pro asked that the Board withhold their judgment of capping the project at \$2.3 million until the Committee has the opportunity to present the proposal. He advised that the 2.5 million they suggest is on target noting the 8% construction costs for each of the last 2 years.

McKeon stated the Means Catalogue shows building cost in the North East area at \$140/sq ft for Town Offices and \$210/sq ft for Police Depts. Averaging these gives a cost of \$170/sq ft for an 11,000 sq ft building give a cost of \$1.9 million plus the \$300,000 for the school parking area. Pro advised he got his figures from actual buildings built in this area. McKeon stated that the buildings used in the reference need to be of similar construction and use. Pro stated they were not.

Cotter arrived to the meeting at 8:20 p.m. It was noted that he would be negotiating the contract with the Construction Manager. He advised that there were still issues he was looking at with Wesfield Construction and needs to meet with them.

It was noted that all change orders would be brought to the Select Board for approval. McNamara expressed concern with the furniture for the new building and

that it be quality even if purchased used. Pro advised there is a sub-committee handling that.

For Signature

- Manifest #49
- Selectmen minutes – Nov 30th
- Peach correspondence
- Assessing contract – Commerford, Nieder & Perkins
- Planning Board appointment papers

For Discussion

- Planning Board membership

The Board has received Davis Peach's resignation from the Planning Board. The Planning Board would decide who would be the new chair, however, his position as a sitting member needs to be filled. They agreed that it would be best to keep the term dates staggered as they are now. The Board decided to wait to appoint a new sitting member until the Planning Board has had an opportunity to meet. The appointment would be tabled until after the Planning Board's next meeting.

- Roadside cleanup

John Perkowski was in advising the Health Officer of tires and paint cans dumped on the side of the road along Route 63 near North Shore Rd. He would be willing to pick them up if he wasn't charged at the Transfer Station. Greenwood had advised it is in the State ROW. Carrier has brought this to the Select Board and has requested they allow Perkowski to dispose of the trash without charge at the Transfer Station. The Board agreed.

- Budgets – one line items

The Board reviewed the budgets. The total increase of 7.1% is due to rate increases for ambulance service, insurance rates and street lighting rates.

- Vacation usage request

The Board reviewed Ross' letter requesting that she use 2 days of 2006 vacation January 2nd and 3rd in 2007. McKeon asked if this has been done in the past and Carrier advised that it had. The Board approved the use of the days.

- Coachman Road overview

The Board reviewed the overview history of Coachman Rd provided by Carrier and the RSA pertaining to taking roads. The Select Board may accept any street if the street has been approved by the Planning Board through the subdivision or site plan review process and if that road had been plotted in its entirety on the plan. If the

Planning Board had not approved the street, the taking of the road would have to go to Town Meeting for approval.

The property owner needs to supply a site plan that had been submitted and approved by the Planning Board in order for the Select Board to vote to accept the road.

➤ Old business

Spofford Place – McKeon had contacted Young from EPA regarding the status and meeting. He noted the erosion caused by the last rain. She directed him to John Liptak from DES.

Pond Brook Rd Flooding – McKeon has not received a call from DES. Carrier will look into how to proceed to file a formal complaint.

➤ Other business

1. McKeon advised he had visited the High St retaining wall site with Bevis. David Mann will be looking at the boundaries and easements. Bevis will then contact the property owner. The wall may be removed and the area re-graded with plantings to stabilize the hillside. No action will be taken at this time.

2. McKeon advised he had visited Woodbury Rd. There had been a complaint regarding the road's condition and the ditching. The issue has been resolved.

Information

- Cheshire County proposed budget
- Ross' goals for 2007
- DES correspondence - Thomas
- Misc. correspondence & newsletters

Legal

Cotter moved to enter nonpublic session pursuant to RSA 91-A:3 II (e). McNamara seconded the motion, which carried.

Cotter moved to adjourn from nonpublic session and seal the minutes. McNamara seconded the motion, which carried.

Adjournment

With no other business to conduct, McNamara moved to adjourn, Cotter seconded and the motion carried.

The meeting was adjourned at 9:40 PM.
Respectfully submitted,

Carol Ross, Secretary

Approved by:

Jon McKeon, Chairperson

Date

Wanda G. McNamara

Date

Daniel J. Cotter

Date