

**Town of Chesterfield  
Board of Selectmen**

**MINUTES  
September 27, 2007**

**Call to Order**

Chairman Jon McKeon called the meeting to order at 6:00 PM. Others in attendance were Board member Dan Cotter and Administrator Rick Carrier. Bob Brockmann arrived at 7:25 returning from the VY Drill.

**Appointments**

➤ 6:30 Pat Hudachek

Pat & John Hudachek, Ray Hutchins, Barbara Girs and Mary Maxwell were present to discuss the disposition of the current Town Office building. Pat stated she had heard rumors that the building was to be burned down and the group wants to see the building stay. Girs asked who makes the decision of what will happen to the building. She doesn't think it should be just the 3 Selectmen. She stated removing the building would change the character of the Town and would devalue their properties. Girs stated that the neighbors should have a say in what happens.

Hutchins stated that the building could be used by the school for administration offices opening up classroom space. Maxwell asked if having a committee would help in looking at the potential for the building's use.

McKeon advised that there are two companies that will be submitting proposals for the testing for hazardous materials i.e. asbestos lead, mold. He said this would need to be done no matter what happened to the building.

Pat requests that they as abutters be notified when something is to be done. McKeon stated they would be notified. He said that there are other issues other than the cost to be considered.

Girs suggested a possible lease situation with the leaser being responsible to maintain and renovate the property according to the Town's directive. The group asked that the building not be burned down. The Board advised it would not be burned without investigation. McKeon stated that it would be at least 6 months before a decision would be made.

➤ 7:00 Dawn Earley

Earley advised she has no parking available at the cottage. She would like to either purchase an easement from the Town to use the property east of the tree, purchase that portion of the Town's property or just be given permission to use the property. She stated it has been only in the last couple of years that she has had trouble

parking and had been using it for 19 – 20 years. She stated she would be leaving in two weeks for the winter months. McKeon advised that the Board would go down and look at the property. Earley gave her Florida contact information.

### **For Signature**

- Manifest #39
- Selectmen minutes – Sept 19<sup>th</sup>
- Lions Club thank you
- Tax map authorization
- Access Agreement – Nesbitt
- Conservation easement - Trask

### **For Discussion**

- Town Office/PD CCD#19 & #20

#19 – This is to modify the front entry frame. The Board questioned the General Conditions cost of \$112. Cotter suggested approving the request but asked why there is an extra cost for the work. How has this increased the supervision and extra work to measure the opening because it would have to be done anyway? The Board approved with no time extension and explanation.

#20 – Add pre-cast sills at window openings in stone. The Board approved the change however want the option of staining the chimney as opposed to painting it. They do not agree with a time extension.

- Cistern engineer's report

Carrier advised that the engineer has completed the report and he would be forwarding a copy to the State for the grant. The Board reviewed the engineered plans and wanted to make sure that the location noted is the best place. Carrier stated that the location could be changed.

- Budget – Conservation

The Budget is level funded for 2008.

- Swanzey Town Clerk correspondence

The Board reviewed the letter from Swanzey. Philbrick was called into the meeting and she advised the Board that the law states that if the vehicles are garaged in Swanzey they can be registered in Swanzey. This is the location of the individual's business.

➤ Tax Implications of Dependant Coverage

Carrier advised that due to a recent change in NH law, children up to age 26 could be conditionally covered on their parent's health insurance plan. If the child is over 18 and under 27 and the child must be a dependant or a full time student. If not, then the employee has "imputed income" which the IRS requires the Town to report the fair market value of the imputed income and the employee to claim it as income on there income taxes. LGC has provided two methods to calculate the fair market value; COBRA and Incremental Costs. The Board agreed to use the COBRA method.

➤ NH 9-1-1 ALI database liaisons

The State has asked the Board to determine contact people for 911 due to a change to the system at the State level. Currently the liaisons are Fairbanks (primary) and Bevis (secondary). The Board agreed to keep the liaisons as they are.

➤ Lake level

The Board agreed to lower the lake level around Columbus Day, as has been the policy in the past years.

➤ Pine Tree Circle complaint

Jane Carroll had complained that when the road is plowed the plow operator pushes concrete into her garden area. Cotter asked if her garden was in the Town's ROW and Brockmann advised that it was. Cotter stated then it wasn't Bevis' responsibility to keep asphalt out of her garden. Carroll advised that Bevis had promised that he would sweep the area. Bevis had routed the ditch away from the corner. The Board would like policy followed.

➤ Taser policy

The Board will review the Police Dept Taser policy.

➤ Chesterfield Welcome Center

Carrier advised that at a Transportation Advisory Committee meeting he attended he heard that the planned Welcome Center in Chesterfield is possibly cancelled. He has calls out to verify this information but has not heard back. If it is true, the State owns 13+ acres of undeveloped commercially zoned property in Town they have no plans to use and do not pay taxes on with a loss of \$5,000 +/- annual tax revenue to the Town. He will keep the Board apprised of any information he gets.

➤ BTLA appeal

Carrier advised the Board that Michael Dolbec has appealed his assessment to the BTLA. The Board had granted an abatement of taxes, however, Dolbec did not think it was sufficient. Carrier has contacted the assessor.

➤ Future retirement costs

Carrier advised that the NH Retirement System is looking to financially shore up the system. At a workshop he attended it was noted that over the next 4 years employer rates would rise to help cover the shortfall. He stated that rates are set every 2 years and the next would be for the 2009 budget. We should know the rates by April or May 2007 for 2009.

➤ Old Business

Spofford Place – Carrier will contact Heroux at DES regarding the final clean up of the site.

Current Town Office Options – Carrier advised that proposals should be available next week and will be on the Board's agenda in 2 weeks.

TS Truck Feasibility Comm – Brockmann advised that Szmit is working up figures for the Board to review. The Board wanted to see what the impact to the budget would be with various options. The Transfer Station Budget is scheduled to go to the Budget Committee in December.

➤ Other business

1. Bevis wanted to know if the Board wanted to put the 95 Ford Dump Truck out to bid or trade it in for \$5,500. It was noted that the new truck would be picked up tomorrow and due to the time constraints the Board advised that it should be traded.

2. Cotter will be representing the Board at the next Construction Meeting, October 3<sup>rd</sup>. They will begin at 8:30 am for a security meeting. The Board would like to hear Michal's answer regarding the structural fixes and how were those fixes documented. The Board discussed meeting with just Michal, as they need confidence with the way the building is being reviewed.

The Board continues to be concerned with the schedule and that it should reflect what is actually being done. If it is not scheduled then it is not planned.

Michal was to walk through with the structural engineer. Was this done? The confidence issue may be due to lack of communication.

➤ Non public RSA 91-A:3 II (a & c)

*Cotter moved to enter nonpublic session pursuant to RSA 91-A:3 II (a & c).  
Brockmann seconded the motion, which carried.*

*Brockmann moved to adjourn from nonpublic session. Cotter seconded the motion, which carried.*

**Information**

- Certificates of Attendance
- Chesley email re: Overlook Road property
- DES Dredge and Fill application – Beal
- Thank you card - Blake
- Misc. correspondence & newsletters

**Adjournment**

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

The meeting was adjourned at 11:25 PM.

Respectfully submitted,

Carol Ross  
Secretary

Approved by:

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Jon McKeon, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel J. Cotter

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Brockmann

\_\_\_\_\_  
Date