

**Town of Chesterfield  
Board of Selectmen**

**MINUTES  
December 9, 2009**

**Call to Order**

Vice-Chairman Bob Brockmann called the meeting to order at 6:40 pm. Others in attendance were Board member Cliff Emery and Administrator Rick Carrier. Jon McKeon arrived at 7:00 pm.

**Appointments**

➤ 6:30 Bart Bevis

Bokums – Brockmann advised Bevis that the Bokums had come to the last meeting with a proposal to ditch across his property to bring the water runoff from his property down to the Town's culvert. Bevis stated that in order to do it correctly DES would require an engineer because it's more than just moving the water but what would be the amount of water and its velocity and can the culvert size that is there handle it.

It was noted that if the Town allowed Bokum to just put in the swale and it causes issues it could cause liability issues for the Town. Bevis advised that the Highway Dept put stone behind the stone wall to try and slow down the water. Bevis stated that if this water flow causes damage down below, the Town would be held liable. McKeon stated if he changes water flows he needs an engineer. This will have to go to DES.

Mitchell – Emery stated to Bevis that Plante had asked why the Highway Dept doesn't widen on the other side of the road. Bevis stated we do not favor either side. He stated that the pictures show the trees as a reference point and the road and the distances have not changed. Brockmann suggested taking measurements from the trees for reference points and not just having pictures.

Bevis advised he has spoken with David Mann and asked if he had a survey of that area. Mann advised he was aware that there is a flare ROW at the juncture. Bevis asked that he put concrete markers in the area as reference points.

Town car – Bevis advised they could use the car minimally but doesn't think it would be worth the cost of maintenance. It won't pay for itself.

Mountain Road – The Board asked Bevis about installing a mirror on the curve. Bevis stated this has been discussed before and a negative issue would be if you see lights in the mirror your reflexes would be to turn away from the lights. He stated that he has no doubt that the mirror would be vandalized. McKeon asked if allowing the property owners to put up their own, would it open the Town up for liability. Bevis

stated that if it's in the Town's ROW, there could be liability to the Town. We should contact LGC for opinion.

No Parking from dawn to dusk requested to be put in the cul-de-sac area. People park there to access Wantastiquet. Bevis suggested that the Board check with the Historical Society or Conservation Commission to see if there is a connection with the State park for signage when the park was given to the State. He stated there are parking signs at other Town/State Park access areas. If this is just a roadway it may have implications with the Town ordinances with no parking on any road.

Old Chesterfield Rd culvert – Bevis advised that everything is done that can be done this year. Bevis advised that funds would need to be encumbered for the project for its completion next year. Carrier advised they could encumber the balance. The Board agreed.

Non public RSA 91-A:3 II (a&c)

*Emery 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. Emery seconded the motion, which carried.*

Grader Warrant Article – Bevis advised he has gotten the cost down to \$210,000 for the grader.

Brockmann asked about Sandri bill and the different types of gas. Bevis stated the fuel is mixed together but the PD has requested this be done. The cost is the same.

➤ 8:00 Dutch Walsh

McKeon stated that the last time Walsh had been to the Board regarding the old Town Office building Walsh advised he was organizing a group to do something with the building. The Board had advised there needed to be time to budget for Town Meeting. Walsh stated he understands the tax payers concerns are the cost to the Town and asked what is mothballing the building costing us. McKeon stated nothing now.

Walsh asked if there would be a question on the ballot for Town Meeting. McKeon said yes. McKeon stated that his thoughts are this would go to Town Meeting with 2 options; letting it set as is and the exterior being maintained i.e. painting, roof and windows or remove the building.

Walsh asked how long the Town would have it sit. He tried to get Jack Jordan from Hancock to the meeting. Walsh stated that the building has merit and should be saved. They haven't come up with a final plan.

Emery stated that Walsh was present in April and asked for 45 days to get more information. What is the information? Walsh had suggested forming a foundation

with no funds coming from the Town but the Town would still own the building. The foundation has not been finalized. Emery asked if this plan were closer than it was in April. Walsh stated he could have it done in the spring. Walsh stated he sees this building as an asset to the Town to bring revenue to the Town and bring the community together. He advised that the Town needs to look at it more creatively. He understands the restrictions of the building i.e. land area and the well.

Emery stated he has gotten calls asking when the building will be taken down. Walsh stated as a Board it is their responsibility and it would be a positive thing to say they would do something with the building.

Brockmann stated the Board is not getting the calls of support to keep the building but to get it removed. Walsh stated he doesn't see Carrier doing anything to pursue grants for the Town. Brockmann stated that the Board has heard all the reasons to keep it but has never heard from the 120 people who Walsh said were interested.

Walsh stated he got off the TOFO committee in August because when the committee was formed they had already decided to tear it down and that is why he got off. Emery read from the report presented by the TOFO committee and they had given 3 options. Walsh asked what the hurry to make a decision is. The master plan survey showed that the majority of the people wanted to preserve historical buildings.

McKeon stated the true cost to tear the building down is approximately \$28,000. The cost of keep it vacant would cost approximately \$2,000 per year taking 14 years to reach the cost to tear it down.

Emery stated he would like to see the building saved and used with no cost to the Town. Walsh stated that knowing what the pressure is he can get this put together. He wants the support from the Board to do this. The Selectboard in Bellows Falls VT has gone to great lengths to protect historical buildings because they see it as an economic advantage to them. People would come to see an historical site and put Chesterfield on the map. Walsh stated he cannot do this by himself. It takes time.

Emery asked what Walsh could give the Board for Town Meeting; can he give them a foundation. McKeon stated that the last time the Board met with Walsh, Walsh said the Board has done what they could and he would take it on. Otherwise the Board would have been more involved.

Walsh said he can bring people in for a foundation but stated it is important to create a Historical Commission. Walsh stated he would be back in February, would get interested people together and formulate a plan.

### **For Signature**

- Manifest #50
- Selectmen minutes – Dec 2<sup>nd</sup>
- Howell correspondence
- Appointment papers – ZBA

### **For Discussion**

- Old Town Office building uses

Barbara Girs had brought a proposal to the Board to review suggesting that the building be renovated and furnished to make it ready to rent out during the summer. The income would go back into the building to keep it maintained. She advised she would bring her proposal to Walsh. She knows the building needs to pay for itself.

- Pine Tree cable update

Carrier gave an update on the proposal. Argent Communication has a tentative agreement to purchase Pine Tree Cable. It was noted that they would need to approach the Town for a franchise agreement.

- Wesfield O&M manuals

McKeon advised he has reviewed the list submitted by Wesfield and would address Harrington's letter.

- 2010 mileage rate

Carrier advised that IRS has announced the 2010 standard mileage rate at 50¢ per mile.

*Emery moves to use the reimbursement rate of 50¢ per mile for 2010. Brockmann seconded the motion, which carried.*

- Police Department salary survey

McKeon advised that the department wants a raise and guaranteed pay for being on call. Brockmann stated the timing is bad as the budgets are in process. It was noted that the call out pay policy is from the State PD and the Town is not comparing itself to the State.

McKeon stated there is a sacrifice to being on call; they can't leave the area, can't drink. It was noted that the Highway Dept is also on call during the winter months.

Emery stated that he has studied the information regarding the salary survey for area towns and used the high averages and the achievable highs and Chesterfield is higher. He did not include Swanzey because their population is 7,200 and has a larger commercial entity.

The Board discussed having a meeting with Fairbanks particularly regarding the call out hours. Carrier advised that Fairbanks will be scheduled to meet with the Board in January. They would like him to get a proposed job description for a detective. McKeon noted that a detective is a lateral move from a patrolman.

The Board decided to relook at the pay scale next year.

- Town Report Selectboard report

The Board will discuss this at the December 30<sup>th</sup> meeting.

- Town Report dedication

Suggestions were given and will continue to be discussed at a later meeting.

- PD Ballistic vests follow up

Chickering had supplied more information regarding the vests with documentation regarding replacement recommendations.

- Cheshire County 2010 proposed budget

The Board was notified that the proposed budget from the County will increase by 14.21%. There will be a public hearing on the budget on December 14<sup>th</sup> at the Cheshire County Superior Courthouse. The County Delegation still needs to review this budget.

- Old Business

Spofford Place – Carrier had heard back from Liptak and Liptak will look into the EPA deadline.

Board appointments – McKeon advised he had made several contacts and there was no interest to participate on the Planning Board. It was noted that there are no particular skills required but the candidate needs to be a resident of Chesterfield and have an interest in the future of the Town.

Camp Spofford – Olson had advised Carrier their attorney is reviewing the bylaws before they are sent to the Town and the fee schedule will be sent when the individual responsible returns from vacation.

Tax Collector files – Carrier advised that the shelves are complete. He is inventorying the room and will get together with Gordon to arrange the room.

- Zoning Issues

- Stoddard – The Home Industry permit was granted by the ZBA on 12/8/09.
- Bokums – McKeon advised that some issues need to be addressed with DES and would require an engineer. Emery stated that he heard that Bokum is talking with an engineer and the Board should wait to see what he comes in with.

- Other business

1. Non public RSA 91-A:3 II (c)

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

*Brockmann moved to adjourn from nonpublic session and seal the minutes. Emery seconded the motion, which carried.*

2. Emery asked if McKeon had addressed the letter from the School Board to the Budget Committee. McKeon stated he was getting notes to John Zannotti regarding points in the letter.

3. Emery asked if Tom Hanna would be contacted regarding the Monadnock Conservancy vote regarding expected on December 11<sup>th</sup>. A reminder will be put on next week's agenda.

4. Emery stated he was concerned that with a Warrant Article adopting RSA 41:14-a at Town Meeting people may get the impression that the Board is looking to sell the Old Town Office building. It was noted that it was the lake front property they were interested in selling at this time.

5. McKeon advised he spoke with Molly Kelly today. There will be a conference call when he gets back in January.

6. McKeon advised he attended the Westmoreland Planning Board meeting regarding Cersosimo gravel pit. They voted that the project has a regional impact and Chesterfield and SWRPC will get a 14 day notice as abutters to the project. The hearing will be held January 12<sup>th</sup>. He advised that Cersosimo's only entry/exit to this property is through Chesterfield. He would like to see their reclamation plan and time table. He has several questions that need to be addressed.

7. Brockmann asked if there were anything the Town could do when a property owner is not finishing their house and it is unsightly. It was noted that as long as the house is structurally sound and electrically sound there is nothing the Town can do.

8. The Town car will be put at the Transfer Station with a sign requesting sealed bids. Carrier will also contact the person who has requested notice when the cars go out to bid. The car is for sale as is.

➤ Non public RSA 91-A:3 II (e)

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

*Brockmann moved to adjourn from nonpublic session and seal the minutes. Emery seconded the motion, which carried.*

The Board reviewed the Cheshire County Superior Court decision regarding the Nine A, LLC abatement appeal, which was decided in favor of Nina A, LLC.

### **Information**

- Rescue Inc quarterly update
- NH Retirement System release
- 2010 Education tax warrant
- Misc. correspondence & newsletters

**Adjournment**

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

The meeting was adjourned at 11:22 pm.

Respectfully submitted,

Carol Ross  
Secretary

Approved by:

\_\_\_\_\_  
Jon P McKeon, Chairperson

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clifford D Emery

\_\_\_\_\_  
Date