

**Board of Selectmen
TOWN OF CHESTERFIELD, NH
SELECTMEN'S MEETING**

June 15, 2022
6:00 PM at Town Offices and Via Zoom

Note: This meeting may be recorded

CALL TO ORDER

Gary Winn called the meeting to order at 6:00 P.M. In attendance were, Fran Shippee, Judy Idelkope, Alissa Thompson, and Tricia Lachenal (via Zoom)

SUGGESTION BOX

The suggestion box was empty.

6:05 Open Sealed bids for Town Owned Property Sale

Winn noted that currently there are a number of properties the Board of Selectmen set out for sealed bid. The deadline for the bids was June 9, 2022. Winn noted that the Board does have the right to refuse any bid received.

Kevin and Debbie Rose sent a letter indicating that Map 8, Lot C23 is land locked and although the Board set a minimum bid of \$25,000.00 the property does not have much value to anyone but the abutters. Kevin and Debbie Rose bid \$10,000.00 for the property.

John Herr and Antoinette Staskunas sent a bid of \$750.00 for Map 3B, Lot A12. It was noted that the property Map and lot number is 13B, A12.

Aaron Lipsky sent a bid of \$10,626.00 for Map 18A, Lot B14 (Access Road).

Jeffrey Fournier sent a letter with a bid of \$12,000.00 for Map 10B, Lot A2.

Winn noted that there were no additional bids received. Winn noted that the board received only one bid on each of the properties that were bid on.

Shippee noted that the bid on Map 8, Lot C23 was much lower than the requested minimum bid. Idelkope asked what amount was owed on Map 8, Lot C23. Thompson noted she was not sure what that amount was. It was noted that the letter indicates they do not have any plans for the lot except to maintain a larger piece of undeveloped land.

Judy Idelkope moved to accept the offer from Kevin and Debbie Rose for Map 8, Lot C23 in the amount of \$10,000.00. The motion was seconded by Fran Shippee and passed unanimously.

Fran Shippee moved to accept the bid from John Herr and Antionette Staskunas for Map 13B, Lot A12 in the amount of \$750.00. The motion was seconded by Judy Idelkope and passed unanimously.

Winn noted that the offer for Map 18A, Lot B14 on Access Road is for \$10,626.00. It was noted that this is a non-buildable lot. It was noted that Mr. Lipsky is an attorney and the board is sure he did his due diligence before putting in the bid. Thompson noted she can make the buyer aware if the bid is accepted.

Fran Shippee moved to accept the bid from Aaron Lipsky for Map 18A, Lot B14 in the amount of \$10,626.00. The motion was seconded by Judy Idelkope and passed unanimously.

Shippee noted that the Fourniers already take care of the Map 10B, Lot A2 lot according to their letter.

Fran Shippee moved to accept the bid from Jeffrey Fournier for Map 10B, Lot A2 in the amount of \$12,000.00. The motion was seconded by Judy Idelkope. Discussion: The board would like to require them to merge this property with their current property to prevent building in the future. Fran moved to amend her motion to include requirement of acceptance of the bid being a condition that Map 10B, Lot A2 is merged with their current abutting property Map 10B, Lot A3. The amendment is seconded by Judy Idelkope which passed unanimously.

Full complete motion:

To Accept the bid from Jeffrey Fournier for Map 10B, Lot A2 in the amount of \$12,000.00 with the condition that the lot be merged with their abutting property.

Full motion passed unanimously.

Shippee asked if someone could still put in bids on a property they were interested in purchasing. Winn noted that if someone knows the Town owns a property and is interested in purchasing it, they can send an offer.

CORRESPONDENCE

Letter from Brad Roscoe

The board received an email from Brad Roscoe noting that he would be happy to serve on the Gravel Road Committee if the board does not have enough qualified applicants.

Letter from Lois Bradstreet

The board received a letter from Lois Bradstreet regarding concerns about the Septic Regulation deadlines. Winn noted that the board previously discussed this and decided that there were also people that replaced their systems before the regulation was put into place and the board does not want to offer a tax break for people that are following the regulation as required, as this will open up requests from those that did not wait for it to be required. Winn noted that if someone is having a financial hardship the board will look at it on a case-by-case basis. Winn noted a letter should be sent back to Bradstreet.

Letter from Eric Eichner

Winn read the letter from Eric Eichner. The letter requests a waiver from the requirement of replacing the septic system at 70 S. Shore Road upon transfer. The letter indicates that the system was inspected, functioning properly and due to lack of acreage would be replaced with the same system that is currently there.

The board tabled this discussion to take an appointment

The board reconvened this conversation at 8:27 PM. Idelkope asked because this is a regulation and not an ordinance if the Board of Selectmen have the authority to waive items. Winn noted he has not researched it but believes that the Board does have the ability to waive items in the regulation they created.

Winn screen shared a letter from 1985 where the Board granted permission for a sealed holding system on this property. (Was a failed system at the time)

Idelkope noted that she would like to set criteria if waivers are to be considered. Idelkope suggested that a waiver request should include a waterfront site assessment and an inspection. It was noted that if this waiver was granted, they would still be required to pump at a minimum of every three years and inspect every four years.

Judy Idelkope moved that in order for the Board of Selectmen to consider a waiver upon transfer of property, the board requires submission of a waterfront site assessment and a septic inspection report. Reports are to be reviewed by the Health Officer and with a recommendation from the Health Officer, the Board of Selectmen will determine if a waiver is appropriate. The motion was seconded by Fran Shippee and passed unanimously.

Mr. Alexander will send the required documents to Lachenal and she will get them to Dumont explaining tonight's discussion to him. It was noted that the board is willing to hold a short meeting next week if Dumont gets a recommendation back to them in a timely manner.

Resignation from Linda Skrzyniarz

Winn read a resignation letter from Linda Skrzyniarz from the Library Trustees.

SWRPC letter

Winn read a letter from the SWRPC noting that the letter is requesting feedback for the 10-year transportation improvement plan. Winn noted that the board should keep in mind any thoughts on projects.

PUBLIC COMMENT

Jeff Scott noted that it was hard to see who was speaking at the last Planning Board meeting. Scott noted he was hoping the Board of Selectmen would ask that the members turn on their video so those in Zoom can see who is speaking.

Jeff Scott noted that Old Home Days is September 24th. Scott noted that in the past banners were put up and it would be helpful if permission was granted for that this year.

Fran Shippee moved to allow the Old Home Days Committee to put up a sign at the Transfer Station. The motion was seconded by Judy Idelkope and passed unanimously.

WEEKLY REVIEW

Code Tracker

The board reviewed the code tracker.

There was one update which was a DES complaint about Spofford Hall property work. Beauregard has contacted NHDES.

FINANCIALS

Audit for 2020

Thompson noted that there has been no update.

Profit & Loss

The board reviewed the report.

Year to year comparison

The board reviewed the report.

OLD BUSINESS

Street Lighting

Shippee noted that Eversource has stated they will have a price for replacing the pole at Route 9 and 9A intersection before the next meeting.

Shippee asked if the board was ready to turn off the lights on the list as recommended by Chief Chickering. Shippee asked how hard it is to turn them back on. Thompson noted she would check with Connor at Eversource.

Shippee will double check the list and get the list to Thompson to contact Eversource and get the lights turned off.

Judy Idelkope moved to grant authority to Fran Shippee to finalize the list of lights to be removed and work on getting them shut off. The motion was seconded by Fran Shippee and passed unanimously.

Community Power

Shippee noted that Brad Roscoe attended a meeting on Community Power and indicated that he does not think there is a hurry to decide due to the State having a lot of work to do on the regulations. Winn noted that he is not against community power, but it seems that the purpose is not to save money but funnel it where your political standards lie. The board agreed to table the discussion to the next meeting.

Chesterfield Community Happenings

Idelkope noted that her recommendation is to include community happenings on a trial basis to the end of the year with Barbara Girs and Jeff Scott as the coordinators and evaluate at the end of the year. Winn noted that he agrees and noted that they did a good job on the outline of what is and is not allowed.

Judy Idelkope moved to allow Community Happenings section in the Town Happenings newsletter on a trial basis until the end of the year. The motion was seconded by Fran Shippee and passed unanimously.

Follow-up James Hancock letter

Winn noted that the letter to James Hancock indicated that a letter of apology was required by June 6, 2022. Winn noted that he did not ask Corliss if one had been received. Idelkope noted that Hancock sent the Board of Selectmen a letter indicating that he was not going to do as requested. Idelkope noted that his letter did not indicate a positive change in behavior and his behavior was the same as previously when he attended the next meeting via Zoom. Idelkope noted she would like to proceed with a public hearing to have him removed. Winn indicated that he agreed with Idelkope. Winn noted that they could have a conversation with Hancock and the Planning Board present to air the situation out. It was noted that at least the Chairman should be invited and if the rest of the board would like to attend, they can as it's a public meeting. Winn will contact Corliss about meeting with Hancock and the Board of Selectmen.

TABLED UNTIL FUTURE DATE

Personnel Policy Review (Attorney Mayer reviewing)
Road Committee (Volunteer ad in June Happenings)
Annex Door
Annex Dishwasher

GUESTS

6:30 PM Cathy Harvey -Library Trustee – Alternates

Cathy Harvey noted that she is bringing forward alternates for the Library Trustee open positions. Harvey noted that Ed Cheever, Scott Riddlemoser and Amy Neal are the suggestions for appointment to the Library Trustee Alternate positions. Harvey noted that they are three strong candidates, and the terms would be for one year. It was noted that Cheever is a current alternate and needs updating.

Shippee noted that there is a resignation on the board for a full member. Harvey noted that she forgot and Riddlemoser will be a full member not an alternate. Winn noted that full members are typically interviewed by the Board of Selectmen for appointment.

Fran Shippee moved to appoint Amy Neal and Ed Cheever as alternates to the Chesterfield Library for a one year term. Judy Idelkope seconded the motion. Discussion: The board discussed when the terms will end. It was noted that all other boards expire at the end of the calendar year. Harvey noted that the RSA states one year, and we must follow the RSA. Thompson noted that she does not see where it states they need to be a one-year term. It was noted that Cheever was previously February to February. Winn noted that the main concern is

standardizing so that the positions get filled when they expire, and it is easier if they all expire at the same time.

Fran Shippee withdrew her motion and Judy Idelkope withdrew her second.

Fran Shippee moved to appoint Ed Cheever and Amy Neal to the Library Trustees as alternates for one-year terms expiring June 15, 2023. The motion was seconded by Judy Idelkope and passed unanimously.

It was noted that the library is putting forth Scott Riddlemoser as a replacement for Linda Skrzyniarz whose term expires at the next election. Shippee noted that with the turmoil in the library she is not sure that Riddlemoser will be a good fit. Idelkope noted that openings are typically posted for all those in town that are interested. Idelkope noted it is a good way to get more people in town involved. Idelkope noted she would like to see ads go out and see if anyone else is interested in the position. Harvey noted that she understands, but the library is already down two (2) people and Riddlemoser is ready and willing. Harvey noted that he is qualified and will be at every meeting. Harvey noted that she believes it is the right move to appoint Riddlemoser and the term will expire in March. Harvey noted that she believes the Library Trustees are working cohesively and they all want the library to succeed. Harvey noted that she strongly recommends that Riddlemoser be appointed by the Board of Selectmen. Idelkope noted that one of the advantages of a short-term appointment is someone new may be interested due to the ability to try it out short term. Idelkope noted that two new alternates were added tonight, and the process is not a long process. Shippee noted it can be put in the Happenings and see if anyone else is interested.

Judy Idelkope moved to open up a search for a Library Trustee and choose from all candidates. The motion was seconded by Fran Shippee and passed unanimously.

It was noted that Scott Riddlemoser will be considered as having applied and does not have to send additional information.

The search will be listed on the Town Webpage and the Happenings with letters requested by the first meeting in July. (13th). The board will decide at the July 13th meeting and have interviews at that time if necessary.

7:00 James Corliss – Private Road designation

Corliss noted that there was a previous subdivision on Streeter Hill Road and he now owns all the property. Corliss noted he is looking to merge the property. Corliss noted that there is a agreement with the town to create a private road as part of the subdivision. Corliss noted that as part of his merger of properties, that private road would become his personal driveway. Corliss noted that he will have to go before the Zoning Board and the Planning Board, and assuming that he is successful, he would like the Board of Selectmen to agree to remove the agreement.

Winn noted that if this is successful, it would be very difficult to going back to the current state. Corliss noted he believes it should be one piece of property and would not want it to go back.

Gary Winn moved that the Board of Selectmen dissolve the maintenance agreement for Westview Lane contingent upon the approval of the merger of the lots by the Planning Board and any costs incurred from the purpose of nullifying the agreement shall be the responsibility of the property owner. The motion was seconded by Fran Shippee and passed unanimously.

7:30 PM Mary Ewell – Town Clerk

Ewell noted she is providing a list of the people that have not licensed their dogs as of June 14, 2022. Shippee asked if the board members know someone on the list, is it appropriate to contact them. Winn noted if Shippee contacted them and got them up to pay, Lt Bomba would be happy. Winn noted it would save the town time and money if they do not have to send the Police Department out. Ewell noted that if people call indicating they have a vet appointment, they are put on the pending list. Winn noted that Ewell should put in the Happenings that people can call if the only reason they have not come in is because they are waiting for a vet appointment. Thompson will scan the list and send it to the board.

Ewell noted that the DMV audit for 2021 found missing stickers. Ewell noted that if the stickers are not found, the town will receive fines. Ewell noted she is anticipating approximately \$100.00 in fines.

NEW BUSINESS

Zoom Meeting SOP review

Winn noted that Idelkope has requested that all committees that hold Zoom meetings have the camera turned to show the committee instead of the public. Winn noted that the SOP for Zoom indicates that the committee members have their camera on, but that was when everyone was on Zoom. Winn noted that he agrees, and with the Board of Selectmen all three are on their computers so the public can also be seen. It was noted that some of the Planning Board members do not have laptops or are not on their video. It was stated that if there are members that do not have laptops, the camera should be moved to show the committee and who is present. It was noted that if the camera is moved, the speaker should be moved to the secretary's computer to make sure the board can be heard. Winn noted that the board needs to alter the SOP to indicate that board and committee members will be on camera.

Gary Winn moved to change the Zoom Meeting SOP to indicate that the video will be on Board/Committee members and the second change will be to change "opposite" to "another" (under vacations/sick time). The motion was seconded by Fran Shippee and passed unanimously.

Request from Stillwater Forestry – Stone Mill Road/Old Spofford Road

Winn noted that Stuart Bevin is in the process of purchasing property on Stones Mill Road and is requesting permission to upgrade a portion of the road to allow him to pass and repass and log the land he is purchasing. It was noted that he is requesting to upgrade 300 feet of the road. It was noted this property can only be accessed through Winchester as the road coming from Chesterfield becomes impassable before you reach this property. Idelkope asked if the Road Agent has looked over the plans. It was noted that Adler has not been provided the information to review. Winn noted that the information should be sent to Adler to review and the Town will require a letter indemnifying the Town from damages/injuries as a result of the work.

Thompson will send a letter outlining the requirements needed to be met for approval. It was noted that Adler needs to review the proposal and check for necessary erosion control measures.

It was noted that Bevin will need to provide insurance certificate and indemnification paperwork and once that is all in place it can be approved, and a date specified it has to be done by. Idelkope noted that due to it taking a bit of time for approval, the board may want to consider expanding the timeframe to September.

Property to be Tax Deeded (Non-public – RSA 91-A:3, II(c))

Gary Winn moved to go into non-public session #1 under 91-A:3, II (c) at 10:00 PM. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Gary Winn moved to come out of non-public session #1 at 10:22 PM. The motion was seconded by Fran Shippee and passed unanimously.

Gary Winn moved to send letters of intent to deed lots 13D04, 12A002.4 and 2.3, 7E15. The motion was seconded by Judy Idelkope and passed unanimously.

Gary Winn moves to seal the minutes from Non-public #1. The motion was seconded by Fran Shippee and passed unanimously.

OTHER BUSINESS -

Thompson noted that Steve Laskowski went and spoke with Steve Robbins of Poocham Winery regarding his signage. Thompson noted they are asking if they can get approval to put the sign on private property only on weekends. Thompson noted that Robbins stated he has permission to put the sign on private property. It was noted there are sign regulations for temporary off-premises signs which requires a permit from the building inspector.

Thompson noted that Septic Pro will be fixing the pump. Thompson stated the Chesterfield Library painting is complete. Thompson noted that Chickering has indicated he is not having any luck getting a new cruiser.

Shippee noted that she was approached by Susan Campbell, and she is asking if she can take the leftover things from the swap shop before they are thrown into the dumpster. Shippee noted that Campbell would like to take it to a non-profit organization in Keene that sells things. It was noted the board is happy to have items go to a non-profit instead of into the dumpster. It was noted that Shippee will speak with Julie Chickering to figure out the best day to accomplish this that allows residents to see what is left, and allows Chickering time to clean it out before more things come in.

Idelkope noted that there have been questions about having a lake district map as there is not currently a map of where 500 feet from the waterline falls. Thompson noted that Southwest Regional Planning Commission is working on our other maps, and this should be added to that. Lachenal will contact Underwood and request to add this to the quote they are currently working on for the Town.

Idelkope noted that Donahue has asked about the salt on the lake and what the concentration is and how it is monitored. It was noted that Route 63 is salted by the State, but N. Shore Road is done by the Town. Shippee noted that a letter from December 2020 from the State indicated they

will be reducing winter maintenance 1 mile North on Route 63 to North Shore Road and 1.5 Miles on Route 9A.

Gary Winn moved to increase Matt Beauregard's annual salary by \$4,000.00. \$2000.00 of which to be payable the last paycheck in June 2022 and the remaining to be divided out into the remaining paychecks for this year. The motion was seconded by Fran Shippee and passed unanimously.

Winn noted that the Conservation Commission made a comment that the Cemetery should have a compost bin.

Idelkope noted that she has gone through and identified properties that have been sold since the Wastewater Regulation went into effect and will provide that information to Lachenal.

Thompson noted that J. Chickering will be going to seek social security in September and wanted to give the board a heads up to find someone to take her place. Thompson noted that Chickering indicated she should be leaving in October or November but would be willing to stay until December if a qualified candidate had not been located. The board would like to start searching now for a candidate and then there may be overlap for training.

Shippee noted she measured the dishwasher again and there is 24 inches between the edge of the sink and the station, but the ends of the counters sit on the current dishwasher to drain. The board discussed the possibility of needing legs in the back to support it. Shippee will go back and do more measurements and look at the possibility of needing to add legs.

Shippee will contact Glen Rosinski about the stone monument work as it has not been completed to date.

PUBLIC COMMENT

There was no public present at the time of the second public comment.

NON-PUBLIC

Gary Winn moved to go into non-public session #2 under 91-A:3, II (c) at 10:54 PM. The motion was seconded by Fran Shippee and passed unanimously by roll call vote.

Gary Winn moved to come out of non-public session #2 at 11:32 PM. The motion was seconded by Fran Shippee and passed unanimously.

Gary Winn moved to seal non-public minutes #2. The motion was seconded by Fran Shippee and passed unanimously.

ACCEPTANCE OF MINUTES

Fran Shippee moved to accept the June 1, 2022, minutes, as amended. The motion was seconded by Judy Idelkope and passed unanimously.

Fran Shippee moved to accept the June 1, 2022, non-public #1 meeting minutes, as amended. The motion was seconded by Judy Idelkope and passed unanimously.

Fran Shippee moved to accept the June 8, 2022 meeting minutes, as presented. The motion was seconded by Judy Idelkope and passed unanimously.

Fran Shippee moved to accept the June 8, 2022, non-public #1 meeting minutes, as amended. The motion was seconded by Judy Idelkope and passed unanimously.

ADJOURN

Judy Idelkope moved to adjourn at 11:57 PM. The motion was seconded by Fran Shippee and passed unanimously.

The next meeting will be held June 29, 2022, at 6:00 pm in the Town Offices and via Zoom.

Respectfully submitted,

Tricia Lachenal
Administrative Assistant

Approved by:



Gary Winn, Chairman

7/2/2022

Date

Fran Shippee

Date



Judy Idelkope

6.30.2022

Date