

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

December 29, 2021
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 6:01 P.M. In attendance were, Fran Shippee, Alissa Thompson (via Zoom) and Tricia Lachenal (via Zoom)

Winn noted that Kelli Hanzalik is hoping to sign in at 6:30PM due to a family emergency. Hanzalik joined the meeting via zoom at 6:31 PM.

Gary Winn moved to allow Kelli Hanzalik to attend the meeting remotely due to a family emergency. The motion was seconded by Fran Shippee and passed.
Hanzalik noted she is alone in the room.

SUGGESTION BOX

The suggestion box was empty.

CORRESPONDENCE

Letter from Stephen Laskowski

Winn read a letter from Stephen Laskowski who noted that Jon McKeon's seat on the Planning Board is up at the end of the year, and he would be interested in replacing him.

Email from James Hancock

Winn read a letter from James Hancock noting that he had sent a letter of interest in joining the Planning Board as an alternate back in May and is still interested in joining the Planning Board.

PUBLIC COMMENT

Jeff Scott noted he stopped under the bridge on Christmas Day, and everything was very well kept and taken care of in a neat way.

Scott noted that he likes what Laskowski said in his letter about not having an agenda if he was to join the Planning Board. Scott noted that he would suggest the Board of Selectmen reappoint Jon McKeon as he has been a dedicated servant to this town for many years. Scott noted that McKeon knows more about how this Town works and the politics in the Town than anyone else.

Scott noted that Mr. Hancock does have an agenda and it is all about property rights. Scott noted that he believes Hancock to be a narrow minded person.

Bob Maibusch noted that he agrees that Steve Laskowski would be a great addition to the Planning Board. Maibusch noted that although he does not know Mr. Hancock, there is an open position and a citizen willing to fill that position, they should be allowed to serve. Maibusch noted that McKeon missed a lot of meetings and zooms into meeting a lot, which is not as effective as being there in person. Maibusch noted that the Planning Board agreed to utilize zoom for the public, with the understanding that members still need to attend in person and therefore would not endorse the reappointment of Mr. McKeon.

John Koopmann noted that before zoom, members were attending periodically via phone and being allowed to participate and vote. Koopmann noted that during the pandemic, the entire meeting was zoom and it was still very effective. Koopmann noted that he is on a board in NY and there are only a couple people in person and the rest are all participating remotely. Koopmann noted that the Town should be embracing technology and recognize and acknowledge the service Mr. McKeon has given to this Town. Koopmann noted that Mr. McKeon knows more about the rules and procedures and how things work than any member of the board. Koopmann noted that he believes Mr. McKeon to be an invaluable resource to the Planning board and it is not appropriate to appoint someone in his place while he is still willing to dedicate his time.

Koopmann asked if there has been any further progress with the record keeping and retention. Shippee noted that she spoke in length with Lachenal today and will be speaking with Barbara Girs this coming week.

WEEKLY REVIEW

Code Tracker

The board reviewed the code tracker. There was no action taken.

FINANCIALS

Audit is underway for 2019

Thompson noted that they are waiting for the final paperwork

Audit for 2020

Thompson noted that this will be commencing soon.

OLD BUSINESS

Planning/Zoning 2022 Expiring appointment

Winn noted that Kristin McKeon is willing to continue on the Zoning Board of Adjustment if the Board of Selectmen would like to reappoint her. Winn noted that the ZBA has not received a letter from Lucky Evans, but when Winn spoke to him, Evans noted he is not interested in continuing with the Zoning Board. It was noted that Mr. Oot has not been in contact with Lachenal or Winn.

Winn noted that Jon McKeon and John Koopmann are up this year. It was noted that Maria Bissell will take the seat of Koopmann effective January 1, 2022.

It was noted that the board has not discussed the Conservation Commission or the EDC and the members that are up this year should be contacted. Winn noted that Lachenal had sent an email about how this should be handled and ideally the members should be contacted in November before their expiration. The members of the EDC and the Conservation Commission that are up this year will be contacted.

Winn noted that he spoke with Casey Schnackenberg's wife and it seems that he will no longer be on the board.

Kelli Hanzalik moved to appoint Kristin McKeon and Ralph Petti as full members to the Chesterfield Zoning Board of Adjustment for 3 years expiring December 31, 2024. The motion was seconded by Fran Shippee and passed unanimously.

Winn noted that Maria Bissell has been moved from her position as an alternate to a full member in place of John Koopmann effective January 1, 2022 and expiring December 31, 2024. Winn noted that there have been 2 letters of interest in joining the Planning Board. It was noted that Jon McKeon is willing to continue on the board and will need to zoom into the meeting about 40% of the time. Shippee noted she mentioned this at the last Planning Board meeting and there were mixed responses. Shippee noted that two (2) members said no, one member was split, and the other person stated he should be allowed. Hanzalik noted that the board members are allowed to attend via zoom for work or illness, but if it will be a regular thing for one member, it could pose an issue for other members who may need to be on zoom for a meeting or two (2). It was noted that Mr. Maibusch was not questioned about his desire to hold a full-time seat, except with regard to the one open seat that was filled by Bissell. It was noted that Maibusch had previously noted that he would take the full-time seat if Bissell was not interested. Maibusch noted that he would be open to taking a full time position. Maibusch noted that he will do whatever the board deems appropriate.

Fran Shippee moved to appoint Steve Laskowski as a full member to the Planning Board for three (3) years. The motion fails without a second.

Gary Winn moved to appoint Bob Maibusch as a full member to the Planning Board for three (3) years with an expiration of December 31, 2024. The motion was seconded by Fran Shippee and passed unanimously.

Winn asked McKeon if he would be interested in an alternate position on the Planning Board. McKeon is not interested in an alternate position.

Kelli Hanzalik moved to appoint James Hancock as an alternate to the Planning Board in place of Maria Bissell with an expiration date of December 31, 2022. The motion was seconded by Fran Shippee and passed by majority vote. (Winn: No)

Winn will speak with Laskowski and ask if he would be interested in serving as an alternate.

Camp Spofford Agreement (see letter sent to Camp Spofford)

It was noted that a letter was sent to Camp Spofford requesting information.

Watershed Committee Budget & Fuss & O'Neil

Brad Roscoe noted that the Watershed Committee is requesting a \$6,000.00 budget. Roscoe noted that \$1,000.00 is for miscellaneous expenses and the additional \$5,000.00 will be used for sampling. Roscoe noted that in the previous years the Spofford Lake Association has spent about \$2500.00, but more sampling is needed to narrow down what the issues are around the lake. Roscoe noted that they are planning on coming up with a sampling plan at the next meeting. Roscoe noted that after this year, there should be a better understanding of what is going on and the sampling should be able to be done less. Roscoe noted that it is anywhere from \$50.00 to \$100.00 each sampling depending on what is being tested. Hanzalik noted that it is important to have accurate data to answer the questions about what is affecting the lake. Hanzalik noted that the committee visited Wares Grove and North Shore Beach and noted that the erosion continues to be an issue at North Shore Beach. Hanzalik noted that the committee recommends going back to the engineering company that did the plan and the company that did the work to find out what went wrong and why it is still happening. It was noted that Wares Grove looks good. It was noted that they can contact the engineering company and the contractor as the Town spent money on it and it is not working as it is supposed to work. Jon McKeon noted that the State also paid for a good portion of the project.

Annex Door (\$3,039.96 left in Annex CRF)

Thompson noted that the quote from First Choice is \$3568.09 for the annex door lock. Winn noted that is still over budget. It was noted that Dan Cotter has offered to do the wiring which brought the price down. Thompson noted that the Capital Reserve fund does not expire.

Budgets

Transfer Station

This budget was previously approved, but the part-time budget needed updating due to an employee change.

Fran Shippee moved to accept the amended proposed Transfer Station 2022 budget in the amount of \$267,875.00. The motion was seconded by Kelli Hanzalik and passed unanimously.

Executive Budget

Thompson noted that if the Board would like to add the money requested by the Watershed Committee, that is this budget.

Fran Shippee moved to accept the amended proposed Executive 2022 budget in the amount of \$208,984.00. The motion was seconded by Kelli Hanzalik and passed unanimously.

Misc Health Agencies

It was noted that the Gathering Place provided more information, and an application was received from the Visiting Nurse Hospice.

Fran Shippee moved to accept the proposed Misc Health Agencies proposed 2022 budget in the amount of \$21,996.00. The motion was seconded by Kelli Hanzalik and passed unanimously.

Warrant Articles

Thompson noted that all the changes made last meeting were updated on this draft. The board noted they would like tonight's updates made and shown before voting on the entire thing. Thompson will put it all in before the next meeting.

Capital Reserve & Expendable Trust

Winn asked if all the numbers were correct. Thompson noted they are correct, and this is just a summary of what is included in the budget.

Revenues

Gary Winn moved to adopt the estimated revenues in the amount of \$1,819,418.00. The motion was seconded by Fran Shippee and passed unanimously.

TABLED UNTIL FUTURE DATE

Personnel Policy Review

IT CMP (WWCS working on this)

Unknown Owner Property (Erin is researching old assessor cards)

Repainting of Monument at Town Annex

Winn noted he has not had a chance to look at it yet.

Ratigan's Letter to Unified

Have not received anything back in response yet.

Annex Dishwasher

Community Power

Petition for Bradley Road to Summer Cottages (notice in April, Public Hearing mid-May, Road opens April 10)

GUESTS

Brad Roscoe – Moderator (Voting & Town Meeting) 6:30 PM

Brad Roscoe noted that he spoke with the Secretary of State and there is nothing new as of now, which means the Town will follow standard procedures and rules for Town Meeting and elections. It was noted that March 12th is the business meeting, and the school will probably be first. Winn noted that the Tuesday before is Town Election. Roscoe noted that the Town may be able to impose a requirement to wear a mask or have two sections, one for masks and one for no masks. Roscoe noted that if masks are required, then outside voting will have to be provided. Shippee noted that NHMA is having a seminar on this topic. Winn noted that the school currently has a mask mandate for the building and his concern is how to handle unmasked individuals if the school takes that stand. Roscoe noted he can check with NHMA and maybe the Town Attorney. Winn noted that he understands the school's mask policy, but if it is not a school day, maybe they could waive the requirement for this meeting. Roscoe noted he can speak with the principal of the school. Winn noted that voting will be at the Town Hall and the location will be determined for the Town Meeting. Winn noted he will speak with the school. Roscoe noted he will look at the layout of the Town Hall to see if there is a way to spread things out more.

Jon McKeon – Zoning Violations 7:00 PM

Jon McKeon noted that he would like to address some of the Zoning Issues going on in town. McKeon noted that the code tracker includes some of the items, but there are also many other items that need to be addressed. McKeon noted that last time he was here, he asked what the board position was on the violations in Town and was told that the board would like all properties to come into compliance. Winn noted that the board wished to do its best to support the Planning and Zoning Boards in Town.

McKeon noted that there is a wood lot off from Old Swanzey Road on the Access Road, which is not a Town road where a house is being built. McKeon noted that the deed indicates it is a non-buildable lot. McKeon noted that more than one person has informed the Building Inspector of this issue on more than one occasion.

McKeon noted that there was a complaint about a property and the Town received a letter from the State that they looked at the property on Pinnacle Springs Road and found no issues, but it was pointed out that the State looked at another property in town owned by the same person, but not the property that was in question. McKeon noted that this should have been followed up on and was not.

McKeon noted that the Underwood property on the corner of Route 9 is being used for storage. McKeon noted that at one point this was on the code tracker, but there has been nothing since 10/28/21. McKeon noted there is no closure or resolution listed. Winn noted that he believes that this issue was pretty much taken care of previously.

McKeon noted that there was a plan for 37 South Shore Road accepted by the Building Inspector, but it was an architect plan and not from an engineer as required by the Town.

McKeon noted that the property on Route 9 which is identified as PDD3 has a building that is not compliant with PDD plan. Shippee noted that the PDD does not exist anymore. McKeon noted that it is still in the Zoning Book and does still exist because it was not removed by the landowner or the Planning Board. Winn noted that he thought the Planning Board had done that.

McKeon noted that he also has not seen a building permit for the building. Winn noted that a permit was issued.

McKeon noted that Custom Driveshaft has parking and outside storage everywhere. McKeon noted that the approved plan is for parking out back. McKeon noted there was a lot of discussion with the Zoning Board and the Planning Board around that property and now they are not complying with the site plan. McKeon noted that he is told that vehicles are being sold out of there now and he is not allowed to do that. McKeon noted that he promised the town that he would give up his license to sell cars years ago because it was not part of the approved site plan. McKeon noted that Granite Auto Sales has vehicles on display inside and outside in unapproved places. McKeon noted that parking is happening inside the deeded right of way, the lights are not cut off lights and there are other violations of the approved site plan.

McKeon noted that he is also concerned about permits going out for the relocation of LP tanks around the lake as there has been a history of tanks being set in the setbacks.

McKeon noted that the Code Enforcement officer drafted a letter in support of Mr. Lanoue's property request change from ORS to Commercial Industrial. McKeon noted that in his opinion the Code Enforcement officer should be supporting the Zoning Ordinances. McKeon noted that the letter gave him the impression that Code Enforcement believes that Mr. Lanoue cannot run the business and be in compliance with the site plan. McKeon noted that changing the zoning does not change the approved site plan and Mr. Lanoue will still be out of compliance with an approved site plan and need to come into compliance with that site plan.

McKeon noted that he needs a handout from a Zoning Enforcement seminar which lays out what needs to be done and there are a bunch of templates that can help with zoning violations.

McKeon noted that this may help him not be overwhelmed with paperwork.

McKeon noted he would like to speak about the budget noting that the Building Inspector/Code Enforcement officer went to the Selectboard meeting on his budget and asked to cut his training budget. McKeon noted that he would like employees to have more training not less training.

McKeon noted that Mr. Beauregard noted he will take advantage of free trainings. McKeon asked if the board was aware of the trainings that he was attending. Winn noted that he has not asked about the trainings but knows he attends monthly meetings. McKeon noted that in the meeting Mr. Beauregard did not seem to be able to answer questions that the board had regarding the budget and the plan for next year. McKeon noted that training in organization could help the him as well as code enforcement training. McKeon noted that in his interactions with Mr. Beauregard his responses and positions give the impression that he does not believe in zoning ordinances.

McKeon noted he would like to have a response to the items from the Board, McKeon noted that the response does not have to be elaborate, but he would like to see and have others able to see the responses to his concerns.

McKeon asked a question and Shippee noted that it was a personnel issue, and the board should not be commenting on personnel issues in public meetings. Hanzalik noted that she agrees with Shippee and any potential complaints about employees should be brought to the board in private so that the board can follow the rules on discussions of that nature. Hanzalik noted that accusations about conduct of an employee should not be brought up or addressed in public sessions.

NEW BUSINESS

Town report dedication

The board discussed the Town Report Dedication. The board members will forward any thoughts to Thompson.

2022 Standard Mileage Rate

Gary Winn moved to adopt the 2022 IRS Standard Mileage business rate of 58.5 cents a mile for 2022. The motion was seconded by Fran Shippee and passed unanimously.

OTHER BUSINESS -

Gary Winn moved to request \$8,000 from the Trustees of the Trust Funds from the Revaluation Capital Reserve Fund for the purpose of M&N Assessing revaluation work. The motion was seconded by Fran Shippee and passed unanimously.

Winn noted that the board previously spoke about harassment training for Town employees and asked if the board would like to move forward with that at this point. Hanzalik noted that it does need to be done.

Gary Winn moved that Thompson find appropriate harassment course for Town employees.

Questions were asked about if employees were going to attend together or separately, will they all attend the same class.

The motion failed to raise a second and therefore the motion failed.

The board would like Thompson to look into trainings and bring a proposal to the next meeting for the board to look over and adopt. Hanzalik noted that this should be added to the personnel policy for any and all new employees going forward as well.

LEGAL –

PUBLIC COMMENT

John Koopmann noted that he is disappointed by the inaction on the part of some people to not proceed with the organization of the archives. Koopmann noted that he would like to state again how serious of a matter this is.

Koopmann noted that the actions the Board of Selectmen have taken tonight regarding the Planning Board will have long lasting and far-reaching negative impacts on the town. Koopmann noted he is disheartened by the appointments made this evening.

Jeff Scott noted that his disappointment this evening is that the Board of Selectmen allow this kind of politics into the Planning Board and gave up a dedicated/community minded man and appointed a couple of gentlemen whose main concerns are not that of the Town, but their own property rights. Scott noted he is also disheartened by the appointments made this evening to the Planning Board.

NON-PUBLIC

Gary Winn moved to go into non-public session #1 under 91-A:3, II (a) at 8:45 PM. The motion was seconded by Kelli Hanzalik and passed.

Gary Winn moved to come out of non-public session #1 at 9:11 PM. The motion was seconded by Fran Shippee and passed.

Gary Winn moved to seal 12/29/21 non-public minutes #1. The motion was seconded by Fran Shippee and passed.

Gary Winn moved to go into non-public session #2 under 91-A:3, II (a) at 9:48 PM. The motion was seconded by Kelli Hanzalik and passed.

Gary Winn moved to come out of non-public session #2 at 9:57 PM. The motion was seconded by Fran Shippee and passed unanimously.

Gary Winn moved to seal the non-public #2 minutes from December 29, 2021. The motion was seconded by Fran Shippee and passed unanimously.

ACCEPTANCE OF MINUTES

Fran Shippee moved to accept the December 12, 2021, minutes, as written. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to accept the December 12, 2021; nonpublic #1 minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to accept the December 15, 2021; minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to accept the December 15, 2021; nonpublic #1 minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to accept the December 15, 2021; nonpublic #2 minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Kelli Hanzalik moved to approve the minutes from December 18, 2021, as amended. The motion was seconded by Fran Shippee and passed unanimously.

Fran Shippee moved to accept the December 18, 2021; nonpublic #1 minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to approve the minutes from December 21, 2021, as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

Fran Shippee moved to accept the December 21, 2021; nonpublic #1 minutes as amended. The motion was seconded by Kelli Hanzalik and passed unanimously.

The Next meeting will be held January 12, 2022, at 6:00 pm in the Town Offices and via Zoom.

ADJOURN

Kelli Hanzalik moved to adjourn at 10:59. The motion was seconded by Fran Shippee and passed unanimously.

Respectfully submitted,

Tricia Lachenal
Administrative Assistant


Approved by:



Gary Winn, Chairman

1/20/2022

Date



Fran Shippee

1/26/2022

Date



Kelli Hanzalik

1/26/2022

Date