



Town of Chester
Selectboard
84 Chester Street
Chester, NH 03036
Phone: (603) 887-3636 x114
E-mail: ChesterBOS@ChesterNH.org

Charles F. Myette, Chairman, '25
Stephen O. Landau, '24

Steven M. Couture, Vice-Chairman, '24
Dana Theokas, '26

Richard S. Trask, '26

SELECTBOARD MEETING AGENDA

Date of Meeting: May 2, 2024 @ 6:00 PM – Meeting Room
Broadcast on Channel 6 and streamed on [Government \(cablecast.tv\)](https://www.governmentcablecast.tv) – click "Watch Now"

I. PRELIMINARIES:

- 1.1 6:00 PM Call the Meeting to Order
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Chairman's Additions or Deletions
- 1.5 Public Comment (10 minutes)

II. APPOINTMENTS

- 2.1 Halls Village Tree Removal Quotes - James

III. BUSINESS:

- 3.1 Public Hearing – Land Use Change Tax
- 3.2 Impact Fees: Approve Fire Department Pagers
- 3.3 DOT Recommendation for All-Way Stop at 102/121 Intersection: Discuss
- 3.4 Assignments for presenting warrant articles
- 3.5 Discussion of Operating Budget and proposed warrant article for BOS budget

IV. CONSENT AGENDA:

- 4.1 Minutes April 11, 2024, April 17, 2024, & April 18, 2024

V. SELECTBOARD'S ITEMS:

- 5.1 Chairman's Announcements
- 5.2 Roundtable
- 5.3 TA Report
- 5.4 Action Items
- 5.5 Potential Non-Public Sessions:

VI. ADJOURNMENT:

PLEASE NOTE: *To be added to the next agenda, please contact the Selectboard's office by phone, in-person, or by email by 12pm Thursday prior to the next meeting. Please include any applicable documentation at this time for the Board's review. Agenda items may be added or deleted without notice.*

Article #36 – Petition - Land Use Change Tax Funds Reallocation

Petition Warrant Article. “Shall the Town rescind the action of the 1997 and 1999 Town Meetings to place 100% of the Land Use Change Tax revenues collected pursuant to RSA 79-A into the Conservation Fund, established in 1997, and instead place fifty percent (50%) of said funds into the *Capital Improvements Plan – Highway Capital Reserve Fund*, established in 2015, and the remaining fifty percent (50%) into the Conservation Fund.

This action will become effective on July 1st following the vote.”

Simple majority vote by ballot required.

Estimated Tax Impact:	\$0.00
<i>Not Recommended by Selectboard</i>	<i>Tally Vote – 1 yes / 3 no / 1 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 6 yes / 1 no / 1 abstain</i>



Chester Planning Board

84 Chester Street
Chester, NH 03036
Office: (603) 887-3636 Ext. 105
E-mail: Planning@ChesterNH.org

April 23, 2024

To: Chester Selectboard

Re: Request for Release of Fire Department Impact Fees for 10 Motorola Minitor IV pagers.

CC: Debra Doda, Town Administrator
Rhonda Lamphere, Treasurer
Joanne Smith, Finance Director
Phil Gladu, Fire Chief

Dear Selectboard,

This letter serves to confirm the following:

At a duly noticed meeting of the Planning Board held on April 3, 2024, the Planning Board reviewed a request from Fire Chief Phil Gladu for approval of the release of \$5,500.00 in Fire Department impact fees, for the purchase of 10 Motorola Minitor IV pagers.

According to the Board's records, the undesignated impact fees collected for the Fire Department currently totals \$7,850.00.

Considering the above, the Planning Board agreed to inform the Selectboard the release of the amount of \$5,500.00 qualifies to be requested from the Town Treasurer, to be transferred to the Selectboard's control, to be put towards the expenses as submitted by Fire Chief Phil Gladu for this project.

Sincerely yours,

Andrew L. Hadik
Town Planner
Chester Planning Board



Chester Fire Department
27 Murphy Drive
Chester, New Hampshire 03036
e-mail: ChesterFire@ChesterNHFD.com
phone: 603-887-3878
fax: 603-887-6662



Philip Gladu
Chief of Department

April 3, 2024

Mr. Andrew Hadik
Town Planner
84 Chester Street
Chester, NH 03036

RE: REQUEST FOR IMPACT FEES

Dear Mr. Hadik:

I am respectfully requesting to spend up to \$5,500 from impact fees to purchase ten new Motorola Minitor VI Pagers for the fire department. We are phasing out our older model pagers and we have newer people that have recently joined the department that do not have a pager issued to them. Attached is a quote from 2-Way Communications which are currently in stock.

If you have any questions or concerns, please do not hesitate to call me at 603-887-3878 or email me at pgladu@chesternhfd.com.

Respectfully,

Philip R. Gladu – Fire Chief
Chester Fire Department
27 Murphy Drive
Chester, NH 03036
Office: 603-887-3878

2-Way Communications Service, Inc.
19 Durham Street
Portsmouth, NH 03801



Proposal

50129

Date: 2/23/2024

Name / Address:

Phone : 1-800-441-6288

Chester Fire Department
 27 Murphy Drive
 Chester, NH 03036

E-mail us : sales@2-way.biz

Visit our Web Site : www.2-way.biz



MOTOROLA SOLUTIONS

P.O. No.	Terms	Rep
Chief Gladu	Net 15	792

Qty	Item	Description	Total
		New Motorola Minitor VI x10	
10	A03JAC9JA2AN	Five Channel, non-IS: Motorola Minitor VI Five Channel Pager. 143-174MHz. Includes: Li-Ion Battery Pack, Standard Charger, Belt Clip and 2-Year Warranty. Non-Intrinsically Safe.	4,776.30
10	RA00641	Minitor VI - 3 Year Service from the Start LITE Provides 3 years of extended hardware repair coverage beginning after the standard warranty period expires. (5 Years total coverage)	656.25
	Freight	Freight & Delivery (Inbound) ** Actual Shipping charges will be applied at time of invoice ***	50.00

Thank you for taking the time to review my proposal. Sign and return to accept. Valid for 30 days.

~ Celebrating 70 Years ~

Sign to approve:

Subtotal \$5,482.55

Sales Tax (0.0%) \$0.00

Total **\$5,482.55**

2024-2025 Warrant

To the inhabitants of the Town of Chester, County of Rockingham, State of New Hampshire, qualified to vote in Town affairs:

You are hereby notified to meet at the Chester Municipal Offices in said Chester on Tuesday, the 14th day of May 2024, at 7:00 AM to act on Articles 1 through 8. The polls will close at 7:00 PM. After the ballots are counted, the Meeting will continue on Thursday, the 16th day of May 2024, at 6:00 PM in the Chester Multipurpose Room. Articles 9 through 41 will be taken up at that time.

Article #1 - Elections

To choose all necessary Town Officials for the ensuing year.

Article #2 - Definitions

Are you in favor of the adoption of **Amendment # 1** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Article 2 – Definitions – General Store, Frontage, and Recreation Vehicle

Purpose: To amend Article 2 – Definitions, to add a definition for “General Store”, and amend the definitions of “Frontage” and “Recreation Vehicle”.

Article #3 - Signs

Are you in favor of the adoption of **Amendment # 2** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Article 4.4 – Signs

Purpose: To amend Article 4.4 –Signs, to allow new subdivisions the option to erect one 15 sq. ft permanent sign; and one 32 sq. ft. temporary “sales” sign during construction.

Article #4 – Recreation Vehicles

Are you in favor of the adoption of **Amendment # 3** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Article 4.6 – Recreation Vehicles

Purpose: To amend Section 4.6 – Recreation Vehicles, to address multiple situations.

Article #5 - Frontage

Are you in favor of the adoption of **Amendment # 4** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Article 5.3.5.3 - Frontage

Purpose: To amend Article 5.3.5.3 – Frontage, to add explanatory language to address different development circumstances as noted by the Town’s Planning and Zoning Boards.

Article #6 – Fair Market Rental Housing

Are you in favor of the adoption of **Amendment # 5** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 7B – Fair Market Rental Housing (FMR) Subdivision

Purpose: To add Article 7B - Fair Market Rental Housing Subdivision, and update zoning Tables 1 and 2 to reflect the addition of this article. FMR open space subdivisions are intended to allow a limited number of small and affordable homes with rents permanently restricted to the annually updated HUD Fair Market Rental Rates for one- and two-bedroom dwellings. This article is intended to provide Chester with additional options to meet its fair share of workforce housing required under RSA 674:58-61.

Article #7 – Accessory Dwelling Units

Are you in favor of the adoption of **Amendment # 6** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 9.2 - Approval Process for Accessory Dwelling Units (ADUs)

Purpose: To simplify and reduce the expense of the approval process by no longer requiring Special Exception approvals by the Zoning Board of Adjustment.

Article #8 – Impervious Surfaces

Are you in favor of the adoption of **Amendment # 7** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Table 1 - Table of Dimensional and Area Requirements

Purpose: To add impervious surface limitations for the internal lots in Article 6 and 7A open space subdivisions, and to add the dimensional requirements for Article 7B subdivisions.

Article #9 – Repurposing of Mosquito Abatement ETF

Shall the Town rename and repurpose the *Mosquito Abatement Expendable Trust Fund*, established in 2007, to the *Pest Control Expendable Trust Fund* under the provisions of NH RSA 35:16, in order to fund the control of all undesirable pests, such as but not limited to mosquitos, ticks, rodents, etc. Further for the Selectboard to continue as agents to expend. Should this article pass, line 01-4194-1-4390.15, Pest Control, in the Operating Budget will be reduced to \$1. 2/3 majority vote required.

Estimated Tax Impact:

\$0.00

Recommended by Selectboard

Tally Vote – 5 yes / 0 no / 0 abstain

*Recommended by Budget Committee**Tally Vote – 8 yes / 0 no / 0 abstain***Article #10 – Legal Costs ETF**

Shall the Town add the Selectboard as agents to expend the *Legal Costs Expendable Trust Fund* and remove the cap of thirty thousand dollars (\$30,000). Should this Article pass, line 01-4153-1-4320.01, Legal Expense, in the Operating Budget will be reduced by ten thousand dollars (\$10,000). Majority vote required.

Estimated Tax Impact:

\$0.00

*Recommended by Selectboard**Tally Vote – 5 yes / 0 no / 0 abstain**Recommended by Budget Committee**Tally Vote – 8 yes / 0 no / 0 abstain***Article #11 – Repurposing of 300th Anniversary Celebration CRF**

Shall the Town rename and repurpose the *300th Anniversary Celebration Capital Reserve Fund*, established in 2013, to the *Celebrations Capital Reserve Fund* under the provisions of NH RSA 35:16, in order to continue accruing funds for future significant anniversaries and other celebrations. Further for the Selectboard to continue as agents to expend. 2/3 majority vote required.

Estimated Tax Impact:

\$0.00

*Recommended by Selectboard**Tally Vote – 5 yes / 0 no / 0 abstain**Recommended by Budget Committee**Tally Vote – 8 yes / 0 no / 0 abstain***Article #12 – Repurposing of Commemorative Monument CRF**

Shall the Town repurpose the *Commemorative Monument Capital Reserve Fund* under the provisions of NH RSA 35:16 in order to not only fund the creation of new commemorative monuments but also to fund the repair of existing monuments with all associated costs. Further for the Selectboard to continue as agents to expend. 2/3 majority vote required.

Estimated Tax Impact:

\$0.00

*Recommended by Selectboard**Tally Vote – 5 yes / 0 no / 0 abstain**Recommended by Budget Committee**Tally Vote – 6 yes / 2 no / 0 abstain***Article #13 - Petition – SB2**

Petition Warrant Article. “Shall we adopt the provisions of RSA 40:13 (known as SB2) to allow official ballot

voting on all issues before the legislative body of the Town of Chester on the second Tuesday of May?”

3/5ths majority vote by ballot required; ballot box must remain open for one (1) hour.

Estimated Tax Impact:

\$0.00

*Not Recommended by Selectboard**Tally Vote – 0 yes / 4 no / 1 abstain***Article #14 – Municipal CIP CRF Funding**

Special Warrant Article. Shall the Town raise and appropriate the sum of seven hundred thousand dollars (\$700,000) to be added to the capital reserve fund known as the Town's *Municipal Capital Improvement Plan Capital Reserve Fund* established at the 2013 Town Meeting. Majority vote required.

Estimated Tax Impact:	\$0.95
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #15 – Municipal CIP CRF Spending

Special Warrant Article. Shall the Town raise and appropriate the sum of three hundred thirty-eight thousand four hundred dollars (\$338,400) for the following projects:

GGB	Municipal Complex Reroofing	\$176,330
GGB	IT Hardware & Software Upgrades	\$5,000
GGB	Repair Post Office Support Piers (new)	\$10,000
TC/TX	Two (2) New Ballot Counting Machines	\$15,000
Library	Repair Water Damage	\$31,500
Police	Cruiser with Outfitting	\$70,270
Fire	Personal Protective Equipment	\$20,300
Highway	Annual Surveying & Engineering Services	\$10,000

and withdraw three hundred eight thousand four hundred dollars (\$308,400) from the *Municipal Capital Improvement Plan Capital Reserve Fund*, established in 2013, and thirty thousand dollars (\$30,000) from the *Police Special Detail Special Revenue Fund*, established in 2001, as offsetting revenue towards the Cruiser purchase only.

This will be a non-lapsing article per RSA 32:7-a, IV, and will not lapse until the work is complete, or December 31st, 2026, whichever comes first.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 3 yes / 1 no / 1 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 7 yes / 1 no / 0 abstain</i>

Article #16 – Operating Budget

Shall the Town raise and appropriate the Budget Committee recommended amount of six million seven thousand nine hundred seventy-four dollars (\$6,007,974) for the operating budget for the support of Town government for the payment of salaries and for the payment of statutory obligations of the Town. Tally vote – 7 yes/1 no/0 abstain. The Selectboard recommends six million eight-three thousand one hundred seven dollars (\$6,083,107) by a Tally Vote – 5 yes/0 no/0 abstain.

This article does not include appropriations voted in other warrant articles.

	BOS	BC
General Government	\$ 2,826,208	\$ 2,830,661
Public Safety	\$ 1,697,767	\$ 1,666,928
Highways, Streets, Bridges	\$ 918,348	\$ 881,207

Sanitation	\$ 267,073	\$ 257,073
Health & Welfare	\$ 38,062	\$ 37,815
Culture & Recreation	\$ 327,480	\$ 326,149
Conservation & Economic Development	\$ 8,167	\$ 8,139
Debt Service	\$ 2	\$ 2
Total Appropriation	\$ 6,083,107	\$ 6,007,974

Article #17 – Town Revaluation CRF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of fifteen thousand dollars (\$15,000) to be added to the *Town Revaluation Capital Reserve Fund* established at the 2009 Town Meeting in order to prepare for the next Town revaluation in 2029. Majority vote required.

Estimated Tax Impact:	\$0.02
<i>Recommended by Selectboard</i>	<i>Tally Vote – 4 yes / 1 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #18 – Town Master Plan CRF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of seven thousand dollars (\$7,000) to be added to the *Town Master Plan Capital Reserve Fund* established at the 2019 Town Meeting to meet the statutory requirements to periodically update and amend the Town of Chester's Master Plan. Majority vote required.

Estimated Tax Impact:	\$0.01
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #19 - Winter Road Maintenance ETF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of one hundred five thousand dollars (\$105,000) to be added to the expendable trust fund known as the *Winter Road Maintenance Fund* established at the 2006 Town Meeting and increased at the 2017 Town Meeting for the purpose of plowing, salting, sanding, and general winter road maintenance in the Town of Chester. The *Winter Road Maintenance Expendable Trust Fund* shall not exceed one hundred five thousand dollars (\$105,000). Majority vote required.

Estimated Tax Impact:	\$0.14
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #20 – Emergency Contingency Fund

Shall the Town establish a *Contingency Fund* for the upcoming fiscal year, in accordance with NH RSA 31:98-a, for unanticipated emergency expenses that may arise during said year. Further to raise and appropriate the sum of seventy-four thousand, five hundred thirty six dollars (\$74,536) to go into the fund, which equals one percent (1%) of the amount appropriated by the Town for Town purposes during the current Fiscal Year excluding capital expenditures and the amortization of debt. Said funds will be taken from the June 30th, 2024 unassigned fund balance for this purpose with no amount

to be raised from taxation. Any appropriation left in the fund at the end of the year will not be retained but will lapse to the general fund. A detailed report of all expenditures from the *Contingency Fund* shall be made annually by the Selectboard and published with their report. Majority vote required.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 6 yes / 2 no / 0 abstain</i>

Article #21 – Establishment and Funding of Vested Vacation Benefit ETF

Special Warrant Article. Shall the Town establish an expendable trust fund under the provision of NH RSA 31:19-a to be known as the *Vested Vacation Benefit Expendable Trust Fund* and to raise and appropriate the sum of thirty thousand dollars (\$30,000) to be placed in this fund. Further to authorize the transfer of thirty thousand dollars (\$30,000) from the June 30th, 2024 unassigned fund balance for this purpose with no amount to be raised from taxation and to appoint the Selectboard as Agents to Expend. The purpose of this fund is to provide a one-time payment of accrued vacation leave for full-time non-elected employees who retire or leave employment with the Town. Majority vote required.

The *Vested Vacation Benefit Expendable Trust Fund* shall not exceed sixty thousand dollars (\$60,000). No additional tax impact.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 5 yes / 3 no / 0 abstain</i>

Article #22 – Municipal Complex Roof Replacement

Shall the Town raise and appropriate the sum of one hundred seventy-six thousand, three hundred thirty dollars (\$176,330) to replace the roof over the Municipal Complex. Should this expenditure be approved in Warrant Article 15, this Article will be tabled. Majority vote required.

Estimated Tax Impact:	\$0.24
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #23 – Highway CIP CRF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of one million seven hundred fifty thousand dollars (\$1,750,000) to be added to the capital reserve fund known as the *Highway Capital Improvement Plan Capital Reserve Fund* established at the 2015 Town Meeting with one hundred forty-six thousand two hundred two dollars (\$146,202) which is the anticipated grant amount this year from the New Hampshire Highway Block Grant to be used to offset this appropriation, two hundred thousand dollars (\$200,000) from the June 30th, 2024 unassigned fund balance to be used to offset this appropriation, and the remainder of one million four hundred three thousand seven hundred ninety-eight dollars (\$1,403,798) to be raised through taxation. Should the actual amount of the Highway Block Grant deviate from what is anticipated, the amount withdrawn

from the unassigned fund balance will increase or decrease by that same amount. Majority vote required.

Estimated Tax Impact:	\$1.90
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 6 yes / 2 no / 0 abstain</i>

Article #24 – Highway CIP CRF Spending

Special Warrant Article. Shall the Town raise and appropriate the sum of one million fifty thousand dollars (\$1,050,000) for roadwork in the Town of Chester and withdraw one million fifty thousand dollars (\$1,050,000) from the *Highway Capital Improvement Plan Capital Reserve Fund* created for these purposes. Majority vote required.

This will be a non-lapsing article per RSA 32:7-a, IV, and will not lapse until the work is complete, or December 31st, 2026, whichever comes first.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 7 yes / 1 no / 0 abstain</i>

Article #25 – Fire Department Apparatus CRF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of one hundred fifty thousand dollars (\$150,000) to be added to the Capital Reserve Fund known as the *Fire Department Apparatus Capital Reserve Fund* established at the 2021 Town Meeting. Further to authorize the transfer of one hundred fifty thousand dollars (\$150,000) from the June 30th, 2024 unassigned fund balance for this purpose with no amount to be raised from taxation. Majority vote required.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #26 – Fire Department Apparatus CRF Spending

Special Warrant Article. Shall the Town raise and appropriate the sum of six hundred forty-five thousand dollars (\$645,000) for the purchase of an E-One Spartan FC-94 Pumper and associated upfitting to replace the Fire Department's 2003 Engine #2 Pumper, and withdraw six hundred forty-five thousand dollars (\$645,000) from the *Fire Department Apparatus Capital Reserve Fund* created for these purposes. Majority vote required.

This will be a non-lapsing article per RSA 32:7-a, IV, and will not lapse until the work is complete, or December 31st, 2026, whichever comes first.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #27 – Municipal Property Improvement CRF Funding

Special Warrant Article. Shall the Town raise and appropriate the sum of fifty thousand dollars (\$50,000) to be added to the *Municipal Property Improvement Capital Reserve Fund* established in 2006 and renamed in 2023. Further to authorize the transfer of fifty thousand dollars (\$50,000) from the June 30th, 2024 unassigned fund balance for this purpose with no amount to be raised from taxation. Majority vote required.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 7 yes / 1 no / 0 abstain</i>

Article #28 – PACT Fund SRF Spending

Special Warrant Article. Shall the Town raise and appropriate the sum of thirty-eight thousand dollars (\$38,000) for the purpose of providing public, educational, and governmental access television in the Town of Chester. Said funds to be withdrawn from the Special Revenue Fund known as the “PACT” Fund established at the 2003 Town Meeting, separate from the General Fund and funded by Comcast subscribers in the Town of Chester. If passed, this article will have no tax impact. Majority vote required.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #29 – Conservation Easements

Shall the Town place Conservation Easements on the following Town-owned properties:

Map and Lot 009-080-001, 2.79 acres with frontage on Shepard Home Road,
 Map and Lot 005-031-000, 5.12 acres with frontage on North Pond Road, and
 Map and Lot 007-029-001, 8 acres with frontage on Candia Road,

in order to permanently protect said area for nature study and recreation, to protect the watershed and wetlands, and to enhance and maintain the scenic, wildlife, and open space that are an intrinsic part of Chester's valuable rural character for the benefit of the Town of Chester and its citizens.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>

Article #30 – Complete Road Discontinuance

Shall the Town completely discontinue, pursuant to RSA 231:43, the extension of Ledge Road being that portion that runs from Lane Road northerly to the Raymond Town line, bounded on the west by Tax Map 12 Lot 3 and the east by Tax Map 12 Lots 5 & 5-1, and further to authorize the Selectboard to convey the discontinued portion of the road to the abutting landowners.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 4 yes / 0 no / 1 abstain</i>

Article #31 – Solar Array

Shall the Town authorize the Selectboard to enter into a long-term option and lease agreement with ReVision Energy Inc., or its successors or assignees, to lease a portion of Town-owned property for the construction, installation, and operation of a solar array, on such terms and conditions as determined by the Selectboard and to authorize the Selectboard to take any other actions necessary to carry out this vote.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 3 yes / 1 no / 1 abstain</i>

Article #32 – Post Office Lease

Special Warrant Article. Shall the Town authorize the Selectboard to enter into a five-year lease with two five-year renewal options with the United States Postal Service for 1,862 square feet on the first floor of the Ruth Ray Building with appropriate curtilage on such terms and conditions as the Selectboard determines are in the best interests of the Town. Further to raise and appropriate the sum of five thousand two hundred dollars (\$5,200) to pay a one-time brokerage commission fee to the United States Postal Service's Broker. Majority vote required.

Estimated Tax Impact:	\$0.01
<i>Recommended by Selectboard</i>	<i>Tally Vote – 4 yes / 1 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>

Article #33 – Establishment and Funding of Bridge Repair and Replacement CRF

Special Warrant Article. Shall the Town establish a *Bridge Repair and Replacement Capital Reserve Fund* under the provisions of RSA 35:1 (II) for the purpose of funding the repair or replacement of bridges in the Town of Chester which have been determined to be structurally deficient. Further to raise and appropriate the sum of two hundred thousand dollars (\$200,000) to be placed in this fund and to authorize the transfer of two hundred thousand dollars (\$200,000) from the June 30th, 2024 unassigned fund balance for this purpose with no amount to be raised from taxation. Further to appoint the Selectboard as agents to expend. Majority vote required.

Estimated Tax Impact:	No New Tax Impact
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 7 yes / 0 no / 1 abstain</i>

Article #34 - Elderly Tax Exemptions Modification

Shall the Town modify the Elderly resident property tax exemption amounts pursuant to RSA 72:39-a due to the increased assessment/re-evaluation that is being completed for the 2025 tax year.

The Elderly Exemptions, based on assessed value, for qualified taxpayers, shall change as follows: for a person 65 years of age up to 75 years, from \$110,000 to \$154,000; for a person 75 years of age up to 80 years, from \$140,000 to \$196,000; and for a person 80 years of age or older, from \$170,000 to \$238,000.

To qualify, the person must have been a New Hampshire resident for at least 5 years, own the real estate individually or jointly, or if the real estate is owned by such a person's spouse, they must have been married for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$40,000 or if married, a combined net income of less than \$60,000, and own net assets not in excess of \$300,000 excluding the value of the person's residence. Majority vote required.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>

Article #35 - Disabled/Blind Tax Exemptions Modification

Shall the Town modify the Disabled and Blind resident property tax exemption amounts pursuant to RSA 72:37 and RSA 72:37-b due to the increased assessment / re-evaluation that is being completed for the 2025 tax year.

The Disabled and Blind Exemptions, based on assessed value, for qualified taxpayers, shall change as follows: for a disabled person, from \$110,000 to \$154,000; and for a blind person, from \$30,000 to \$42,000.

To qualify for the disabled exemption the person must be eligible under the Federal Social Security Act for benefits for the disabled, have been a New Hampshire resident for at least 5 years, own the real estate individually or jointly, or if the real estate is owned by such a person's spouse, they must have been married for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$40,000 or if married, a combined net income of less than \$60,000, and own net assets not in excess of \$300,000 excluding the value of the person's residence.

To qualify for the Blind Exemption, the resident must be legally blind as determined by the Administrator of Blind Services of the vocational Rehabilitation Division of the Department of Education. There is no income and asset threshold to receive the blind exemption. Majority vote required.

Estimated Tax Impact:	\$0.00
<i>Recommended by Selectboard</i>	<i>Tally Vote – 5 yes / 0 no / 0 abstain</i>

Article #36 – Petition - Land Use Change Tax Funds Reallocation

Petition Warrant Article. “Shall the Town rescind the action of the 1997 and 1999 Town Meetings to place 100% of the Land Use Change Tax revenues collected pursuant to RSA 79-A into the Conservation Fund, established in 1997, and instead place fifty percent (50%) of said funds into the *Capital Improvements Plan – Highway Capital Reserve Fund*, established in 2015, and the remaining fifty percent (50%) into the Conservation Fund. This action will become effective on July 1st following the vote.”

Simple majority vote by ballot required.

Estimated Tax Impact:	\$0.00
<i>Not Recommended by Selectboard</i>	<i>Tally Vote – 1 yes / 3 no / 1 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 6 yes / 1 no / 1 abstain</i>

Article #37 – Petition – Ban Voting Machines

Petition Warrant Article. “To see if the town will vote to ban the use of voting machines in local, state and federal elections.”

Estimated Tax Impact:	\$0.00
<i>Not Recommended by Selectboard</i>	<i>Tally Vote – 0 yes / 5 no / 0 abstain</i>

Article #38 – Petition - Paper Ballots Only

Petition Warrant Article. “Shall the following provisions pertaining to elections be adopted? All voting shall be by paper ballot and all ballots shall be hand counted only, rather than by use of optical scanning or any other types of programmable electronic counting devices. This shall constitute a return to hand counting ballots and the immediate discontinuance of all electronic voting machines and electronic devices authorized for use by trial in RSA 656:40. Shall this article be passed, it shall be enacted by the town of Chester, NH immediately.”

Estimated Tax Impact:	\$0.00
<i>Not Recommended by Selectboard</i>	<i>Tally Vote – 0 yes / 4 no / 0 abstain</i>

Article #39 – Petition – Hand Count Ballots on November 5th

Petition Warrant Article. “To see if the town will vote to hand count on November 5th the election ballots for the office of President of the United States.”

Estimated Tax Impact:	\$0.00
<i>Not Recommended by Selectboard</i>	<i>Tally Vote – 0 yes / 4 no / 1 abstain</i>

Article #40 – Establishment of Hand Counted Ballots ETF


Special Warrant Article. Shall the Town establish an expendable trust fund under the provision of NH RSA 31:19-a to be known as the *Hand Counted Ballots Expendable Trust Fund* and to raise and appropriate the sum of fifteen thousand dollars (\$15,000) to be placed in this fund. Further to appoint the Selectboard as Agents to Expend. The purpose of this fund is to ensure that funds will be available to cover the additional costs that will be incurred if and/or when ballots are required to be hand, rather than machine, counted. Should Warrant Articles 37, 38, and 39 fail or be tabled, this Article will be tabled. Majority vote required.

Estimated Tax Impact:	\$0.02
<i>Recommended by Selectboard</i>	<i>Tally Vote – 4 yes / 1 no / 0 abstain</i>
<i>Recommended by Budget Committee</i>	<i>Tally Vote – 8 yes / 0 no / 0 abstain</i>


Article #41 – Reports

To hear the reports of Agents, Auditors, and Committees of Officers heretofore chosen and pass any vote relating hereto.

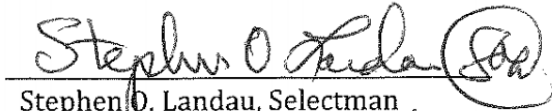
To transact any other business that may legally come before the Town.



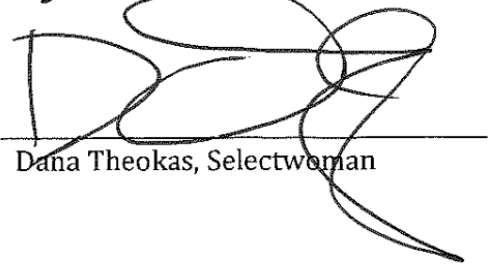
Charles F. Myette, Chairman



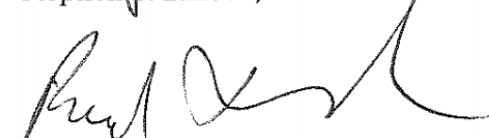
Steven M. Couvre, Vice-Chairman



Stephen D. Landau, Selectman



Dana Theokas, Selectwoman



Richard S. Trask, Selectman

Town Administrator's Report
April 17th – 30th, 2024

1. Administration: I am unable to attend this week's Selectboard meeting; you're in good hands with Janis.
2. ARPA: The final report has been submitted as to the disposition of the ARPA grant funds, as determined by this summer's audit.
3. Budget/Warrant: The MS-737 and Warrant were submitted to the DRA portal, posted on the Town's webpage, and physically posted at about 9pm on Monday, April 29th, thus meeting the 14-day requirement set forth in RSA 39:5.

You're having a Public Hearing on the Land Use Change Tax Warrant Article (#36) this Thursday, May 2nd. The petitioner has been advised that the way it was submitted isn't statutorily correct, and he may plan to amend it on the floor at Town Meeting. It cannot be amended at the Public Hearing.

The landowner affected by the discontinuance of the Ledge Road extension (#30) was notified by certified mail on April 25th, thus meeting the 14-day requirement set forth in RSA 231:43, II.

4. Electricity: Stef and I met with Affinity, the LED lighting company, and they have prepared various lighting replacement scenarios for us to consider.
5. Town Meeting: The Supervisors of the Checklist have been notified of the Warrant Articles requiring paper ballot as well as those that might have them requested in order that they can be prepared with sufficient paper.