

TOWN OF CHESTER
BOARD OF SELECTMEN

August 7, 2019
Minutes

PRESENT: Heather Chase; Lee Gustafson; Leigh Dakin; Ben Whalen; David Pisha

VISITORS: Julie Hance; Shawn Cunningham; Fred Greenwell; Wanda Purdy; Steve Mancuso; Lillian Willis; David Willis; Amy Mosher; Brian Mosher

The meeting was called to order at 6:30 p.m. by Heather Chase. There were no additions or deletions to the agenda.

1. APPROVE MINUTES:

A motion was made by Lee Gustafson to approve the minutes of the July 24, 2019 Special Selectboard meeting. Seconded by Leigh Dakin. The motion passed.

Lee Gustafson stated that section 5 discusses the frequency of wastewater plant being inspected. David Pisha confirmed that 20 years is accurate.

2. CITIZEN'S COMMENTS:

Steve Mancuso stated that he would like to complain about the noise portion of the Chester Development Bylaws. He stated that the Planning Commission sent him to the Selectboard for their review. Julie Hance explained that the noise portion of the zoning bylaws only relate to commercial uses. The noise that Steve Mancuso is referring to would be a stand alone ordinance adopted by the Selectboard. Steve Mancuso asked the Selectboard to establish a permitting process for events that will create noise. Discussion ensued that the Board will review the potential of creating a noise ordinance.

3. OLD BUSINESS:

Gravel Extraction: David Pisha stated that Jim Goss has prepared a draft of the ACT 250 application and DRB applications. The board is welcome to come to town hall and review the application. He would like to have comments by Monday or Tuesday next week.

EMS Building: Lee Gustafson stated that he and David had a phone conference with the architect to review some of the minor changes that were made to the layout and the buildings. They asked for an update to be drafted by the end of next week and drawings/renderings by the end of the month. Once the cost has been established, the committee will move forward with outreach and a vote.

4. APPOINTMENT OF LIBRARY TRUSTEE:

A motion was made by Ben Whalen to appoint Coleen Garvey to the Library Board of Trustees for a term ending in March, 2020. Seconded by Lee Gustafson. The motion passed.

5. ASSET MANAGEMENT LOAN DOCUMENTS:

Lee Gustafson gave an overview of the seminar he attended for the Asset Management program. He thanked Jeff Holden for the excellent service that he provides to our water department.

A motion was made by Ben Whalen to authorize Heather Chase to sign the Loan agreement for the Asset Management Loan. Seconded by Leigh Dakin. The motion passed.

A motion was made by Lee Gustafson to sign the General Obligation Note for the asset management loan. Seconded by Ben Whalen. The motion passed.

A motion was made by Ben Whalen to sign the Resolution for the Asset Management Loan. Seconded by Lee Gustafson. The motion passed.

6. ERRORS & OMISSIONS:

Wanda Purdy explained that this is an exemption that is approved by the voters for the benefit of the veterans. The amount being asked to correct is due to a tax department error. This is a correction to the Grand List that needs to be made by the Selectboard since the grand list has been set for 2019.

A motion was made by Lee Gustafson to approve the errors and missions request. Seconded by Leigh Dakin. The motion passed.

7. TOWN HALL FLOOR:

David Pisha stated that Vermont Hardwoods has offered to donate \$10,000 worth of flooring for the upstairs of Town Hall. The cost to the town to provide flooring for the entire upstairs would be approximately \$6,800. The town has received estimates for installation with a low cost of \$21,000. As of now, there will be \$5,000 left over in the town hall budget that would not be used for resurfacing the current flooring.

The Board discussed how to pay for the new floor. Once the current project has been completed, whatever is left over can be used towards the floor. The ret could potentially be budgeted.

A motion was made by Ben Whalen to approve the agreement with Vermont Hardwood. Seconded by Lee Gustafson. The motion passed.

8. YOSEMITE FIRE HOUSE:

David Pisha stated that in speaking with Mark Wesner, he has confirmed that there are structural improvements that need to be made to the building prior to any use. David Pisha suggested that the building be moved down the road approximately 50-100 feet. This would position the building away from the road to help prevent salt spray and gain better access. David Pisha spoke with Devan Coleman from Historic Preservation who indicated that the building could be moved.

David Pisha stated that Mark Wesner has given an estimate of \$7,000 to do a feasibility study to determine the viability of the move. The cost of moving the building would be approximately \$30-50,000. In addition, there would be the cost of fill. This property is in the floodplain and the location being proposed is also in the floodplain.

Ben Whalen stated that he believes there will be other hazards when it is moved. He stated that he not inclined to move the building.

Lillian Willis stated that Devan Coleman was very clear to her that the building could be moved, he did not want it moved more than 10 feet back from the road. She does not believe that 10 feet would provide any more protection. He also told her that moving the building too far would remove it from its historic standing. Lillian Willis stated that she does not believe that the State will approve filling in the floodplain. She does not believe that it is wise to plan to move the building. Especially since the taxpayers just paid to replace the piers.

Lee Gustafson stated that it was his understanding that moving the building was more for protecting it from the river. There is very little the town can do to protect the building from the river. Lillian Willis questioned if the State would give permission for protection once the building is placed on the National Register. Ben Whalen would like to try to argue for a permit to protect the river bank and the property.

Heather Chase stated that whether or not the building gets moved, she would like a clear vision before any more money is spent. Ben Whalen stated that Lillian Willis and her committee have spent a lot of time reviewing this property and analyzing potential uses for the building.

Lillian Willis stated that the Board confirmed back in 2018 to leave the building where it is at. She is concerned that the Board may change their mind and undermine the work that has been done. She stated that everybody understands that the building needs to be straightened before any other renovations are done. However, before much else can be done this feasibility study needs to be done.

Lee Gustafson stated that he needs to refresh his memory on what has been presented in the past and what the expenses will be. Leigh Dakin stated that she believes that the feasibility study will inform all of these future decisions. The Historical Society has \$2,900 that should go towards this building. The Revitalization Fund has \$12,000 left in

it. Heather Chase stated that she needs to know if the Historical Society is willing to give that money for this use.

Ben Whalen stated that he would like this on the next agenda with the assurance that an answer will be given to Lillian at that time.

9. PALMER BRIDGE:

David Pisha explained that Palmer Bridge needs to be repaired temporarily. The bridge has been rated down to 3 tons which will not allow fuel truck or plow truck access this winter. Therefore, the town needs to determine a temporary solution.

Julie Hance stated that a quote has been received from Cold River Bridges with a cost of \$80,000. This would include the installation of 13 cross beams being added to the superstructure. Julie Hance stated that they also have a request into the State of Vermont for another temporary bridge. This would be the least expensive cost.

Amy and Brian Mosher expressed their concerns about Palmer Bridge and the impact this will have on the overall project. Julie Hance explained the State project to the Board which includes the replacement of 3 bridges with 1. She further explained that this project will be discussed at the Special Selectboard meeting on August 29.

10. NEW BUSINESS/NEXT AGENDA:

The Board stated that the Yosemite Fire House finance discussion should be on the next agenda.

In addition, the Solar Farm, Marijuana Policy and Health Officer discussions should be on future agendas.

Heather Chase suggested that the Reserve Fund Policy be reviewed in September.

11. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Ben Whalen. The motion passed. The meeting adjourned at 7:48 p.m.

Julie Hance
Secretary of the Select Board

Ben Whalen
Clerk of the Selectboard