

TOWN OF CHESTER
BOARD OF SELECTMEN

September 5, 2018
Minutes

PRESENT: Arne Jonynas; Heather Chase; Dan Cote; Lee Gustafson; David Pisha

VISITORS: Shawn Cunningham; Wanda Purdy; Royal Greenwell; Julie Hance; Frank Bidwell; Jeff Holden; Cathy Hasbrouck; Dick Jewett; Naomi Johnson

The meeting was called to order at 6:30 p.m. by Chairman Jonynas.

There were no additions or deletions to the agenda. The Board agreed to move the Water Department update following citizens comments.

1. APPROVAL OF MINUTES:

A motion was made by Dan Cote to approve the minutes of the August 1, 2018 Selectboard meeting. Seconded by Lee Gustafson. The motion passed.

A motion was made by Heather Chase to approve the minutes of the August 1, 2018 Executive Session meeting. Seconded by Dan Cote. The motion passed.

2. CITIZEN'S COMMENTS:

Frank Bidwell requested that there be more signage put up around town about voting.

Frank Bidwell stated that the zoning department is not reporting violations that they are working on. He would like to see this in the future in the annual report. David Pisha will speak with Michael Normyle about reporting this information.

3. OLD BUSINESS:

David Pisha stated that Economic Development committee has not met much over the summer but will become more active soon.

EMS Building: David Pisha stated that the architect and Russell Construction are still working. The committee is awaiting their updates.

Heather Chase stated that she went to Ludlow with David Pisha, Arne Jonynas and Dan Cook to hear a presentation on regionalized ambulance services. She stated that she found the meeting to insightful. She stated that towns are starting to think about regionalizing these services to save costs for all communities. Heather Chase stated that the towns present decided to continue the conversation over the next several years. David Pisha will continue working with the Ludlow Town Manager on this.

Arne Jonynas questioned the status of the cemetery expansion. Julie Hance stated that she is expecting to hear back from the architect in the fall.

Arne Jonynas stated that there needs to be further discussion about the committee who will be overseeing the Yosemite Fire Museum. Julie Hance stated that this is an item at the next meeting.

4. DEAN, JEWETT ROW ACROSS LOOMIS PROPERTY:

Dick Jewett stated that he had provided the Board with a lot of background information on this issue which has been a battle for 20 years. It has finally been determined by the Court that there has to be access allowed to the lot. Therefore, Dick Jewett has had an engineer lay out a roadway as requested by the Court. Graham Kennedy has issued a curb cut.

A motion was made by Lee Gustafson to authorize the Town Manager to sign the letter stating that the town does not have authority over the driveway. Seconded by Heather Chase. The motion passed.

5. APPRAISAL UPDATE:

Wanda Purdy was present to provide an update of the town's reappraisal. She indicated that the reappraisal started in August. The group has begun working in Smokeshire and will continue in the outer lying areas first. She explained that there are two men who are doing the visitations. They are working two days per week at this time. One of the men will be working throughout the winter. Once all visitations are done, the reviews will begin. Wanda Purdy stated that all property owners will receive a blue postcard letting them know when they are in your area. If they come visit and there is no one home, a yellow postcard will be left in your door. Once they have viewed the property, there is a website available where the data can be viewed. The reappraisal is expected to be completed in the Spring of 2020.

6. UDB REVISION:

Naomi Johnson was present from the Planning Commission to discuss a recommendation to adopt Accessory Use language. She provided background on this language which started 2 years ago and has been brought back to the Planning Commission by the Chester Snowmobile Club. They have indicated that there is no location anywhere near Chester to get snowmobile fuel.

Naomi Johnson stated that the larger revisions to the bylaws are being undertaken at this time. However, the Planning Commission wants to put this language forward for adoption at this time. Naomi Johnson explained the language that has been drafted, which is "accessory use" language. The current bylaws are very limited on accessory uses and this language opens up the change to any accessory use that is connected to the primary use. Naomi Johnson stated that the language expires in 2 years unless readopted. However, the permits issued remain in effect.

Heather Chase questioned if there were problems that may come up in the future. Naomi Johnson stated that the Planning Commission reviewed this in depth. The Commission agreed that there are other standards in place to help govern the uses that may arise. There is a permit process that will still need to be followed allowing property owners to appeal and/or express their concerns.

Naomi Johnson stated that the process for adoption would be a Selectboard Hearing and then adoption. The Board agreed to move forward with setting a public hearing at the soonest meeting date.

7. WATER DEPARTMENT UPDATE:

Jeff Holden was present to provide an update to the Selectboard on recent activities in the water department. He informed the Board that the incidence at the Elementary School was the same issue with a leak in the boiler room and the pipe under the school. Jeff Holden did indicate that the town valve has been replaced because the school is being required to upgrade to an 8" line.

Jeff Holden also stated there was a leak on Route 11. He presented some of the piping to the Board so that they can visualize the issues with the piping. To fix this issue, the town will need to obtain some additional permitting to allow digging across Route 11.

Jeff Holden stated that because of the new tank being up and running, most of the town did not realize that there was an issue. On the old system, the town would have needed to be shut down without service.

Dan Cote asked that the Board have a larger conversation with Jeff Holden about the system at a future meeting. He stated that he would like to review similar forward thinking items that will need to be addressed in the near future. Jeff Holden indicated that an effluent screen cleaning system should be installed so that potable water is not being be used to clean the screens.

Jeff Holden stated that the High School has an old pumping station that needs to be updated and upsized. There is also asbestos line piping that needs to be changed out as well. Dan Cote asked that Jeff Holden come back and report on what is needed in the next 10 years.

8. CERTIFICATE OF COMPLETION FOR 2016 BOND:

The Selectboard signed the Certificate of Completion for the 2016 Bond.

9. GRANT APPROVALS:

Municipal Planning Grant: Julie Hance stated that she is requesting permission to apply for a Municipal Planning Grant to have a Housing Study completed. She explained that a housing study is a necessary piece to completing the Marketing Plan. The purpose is to

answer questions relating to what housing needs we have, what housing is available, economic trends, etc. The total grant amount is \$22,000 and would require a \$3,000 match which is available in the grant fund.

A motion was made by Lee Gustafson to approve Julie Hance applying for the Municipal Planning Grant for a housing study. Seconded by Heather Chase. The motion passed.

Historic Preservation Grant: Julie Hance stated that she is requesting permission to apply for a Historic Preservation Grant for exterior work done at Yosemite Fire House. She stated that Mark Wesner has indicated that the priority items are the lintel beam, windows and doors and painting. Julie Hance stated that the maximum grant award is \$22,000 and requires a 50% match, or \$22,000. She indicated that the match is available in the grant fund for next year. The total project cost is estimated at \$54,000 and she is requesting that the additional \$10,000 needed for match come from the Historic Facility Maintenance line in the General Fund budget.

A motion was made by Dan Cote to approve applying for the Historic Preservation Grant for Yosemite Fire House. Seconded by Lee Gustafson. The motion passed.

10. NEW BUSINESS:

Lee Gustafson stated that he is hoping to have an update for the Board on the EMS building at a future meeting.

Dan Cote stated that he would like Jeff Holden to be at a meeting in the very near future. He would also like to see Chief Cloud at a future meeting as well. Dan Cote questioned the allowable speed for emergency service vehicles.

David Pisha questioned if the Board would like to review last year's vision process and make any changes before the budget season starts again. The Board agreed.

11. EXECUTIVE SESSION; WAYFINDING CONTRACT:

Shawn Cunningham questioned the discussion that is taking place. The Board explained that it is their intention to discuss the wayfinding/signage contract for a possible change/amendment to the contract.

A motion was made by Heather Chase to find that the public disclosure of contract negotiations regarding the wayfinding plan will necessarily involve communications of and relating to the specific terms of said contract, disclosure of which could place the Town of Chester at a substantial disadvantage in any further negotiations. Seconded by Dan Cote. The motion passed.

A motion was made by Heather Chase to enter executive session, pursuant to 1 V.S.A. §313(a)(1)(A) for the purposes of negotiating and reviewing the terms of the wayfinding plan contracts. I further move that the Selectboard finds that the public disclosure of the

negotiations could place the town at a disadvantage. Seconded by Dan Cote. The motion passed. Both Julie Hance and David Pisha were invited into the Executive Session.

The Board entered Executive Session at 7:59 p.m.

A motion was made by Dan Cote to exit Executive session at 8:33 p.m.. Seconded by Lee Gustafson. The motion passed.

12. EXECUTIVE SESSION; CONTRACTS WITH US CELLULAR AND SPRINT:

A motion was made by Dan Cote to find that the public disclosure of contract negotiations regarding the addition of Sprint and US Cellular to the cell tower will necessarily involve communications of and relating to the specific terms of said contract, disclosure of which could place the Town of Chester at a substantial disadvantage in any further negotiations. Seconded by Lee Gustafson. The motion passed.

A motion was made by Dan Cote to enter executive session, pursuant to 1 V.S.A. §313(a)(1)(A) for the purposes of negotiating and reviewing the terms of contracts with Sprint and US Cellular. I further move that the Selectboard finds that the public disclosure of the negotiations could place the town at a disadvantage. Seconded by Lee Gustafson. The motion passed. David Pisha was invited into the Executive Session.

The Board entered Executive Session at 8:38 p.m.

A motion was made by Lee Gustafson to exit Executive session at 8:59 p.m. Seconded by Dan Cote. The motion passed.

13. EXECUTIVE SESSION: TOWN MANAGER REVIEW

A motion was made by Lee Gustafson to enter Executive Session for the purposes of conducting a review of the Town Manager. Seconded by Dan Cote. The motion passed.

The Board entered Executive Session at 9:00 p.m.

A motion was made by Lee Gustafson to exit Executive session at 9:35 p.m.. Seconded by Dan Cote. The motion passed.

14. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Dan Cote. The motion passed. The meeting adjourned at 9:36 p.m.

Julie Hance
Secretary of the Select Board

Ben Whalen
Clerk of the Selectboard