

TOWN OF CHESTER  
BOARD OF SELECTMEN

July 3, 2018  
Minutes

PRESENT: Arne Jonynas; Heather Chase; Lee Gustafson; Ben Whalen; David Pisha

VISITORS: Shawn Cunningham; Julie Hance; Michele Bargefrede; Sharon Baker;  
Scott Blair; Steve Sykes; Lee Whiting; Rick Paterno

The meeting was called to order at 5:00 p.m. by Chairman Jonynas.

There were no additions or deletions to the agenda.

1. APPROVAL OF MINUTES:

A motion was made by Lee Gustafson to approve the minutes of the June 6, 2018 Selectboard Meeting. Seconded by Heather Chase. The motion passed.

The Board was not able to approve the minutes of the June 18, 2018 Special Selectboard Meeting due to a lack of a quorum.

2. CITIZEN'S COMMENTS:

Michele Bargefrede was present to ask some questions regarding the event being held on Columbus Day Weekend. She expressed her concerns about the lack of information presented to the business owners regarding the event. She also expressed her concern that this weekend is the busiest day of the year for some of the local businesses. Michele Bargefrede questioned if the Green will be closed entirely? She further stated that the businesses should have been informed to gain their insight from the beginning. Suggestions were made that the cars could possibly be parked in front of the Cemetery or the Academy Building.

Arne Jonynas stated that he has spoken with other businesses on The Green who were enthusiastic about the event. Michele Bargefrede stated that she has not found any business on the Green that has been in support. Brett Rugg expressed his concerns about no parking on the Green as well.

Sharon Baker questioned the number of Porsche cars. She further suggested that the cars be placed directly on The Green. Michael Alon has stated that he would be willing to make ramps for the cars to get onto the grassed areas. The cars could also be placed in front of the Historical Society building as well.

Heather Chase suggested that the town communicate with Lee Whiting and the business owners to work out a win-win for everybody.

Arne Jonynas suggested that a list of businesses be established so that they could be notified of any events. Heather Chase suggested that the businesses need to take responsibility as well. Perhaps Julie could add one of the businesses to the agenda email list. Lee Gustafson stated his support of compiling a list of emails and phone numbers of local businesses.

Arne Jonynas suggested that this be an agenda item for the next meeting. David Pisha will speak with Lee Whiting and the business owners to come up with a solution. Once the solution has been reached, it will come back to the Board for an update. Scott Blair stated that he will be the representative for the businesses on The Green.

3. OLD BUSINESS:

Implementation Committee: David Pisha noted that the Board continues to meet.

EMS Building: David Pisha stated that the committee is still meeting. Russell Construction has been brought back in to help walk the town through the project. The decision as to whether or not the project is rebid is yet to be discussed. Lee Gustafson clarified that what is being discussed at this time, is that fire, ambulance and police are all located at the Pleasant Street site. Shawn Cunningham argued that the committee is redoing the feasibility study. David Pisha and Lee Gustafson disagreed and stated that this level of detail is beyond the scope of the feasibility study and much more finite. Lee Gustafson provided a summation of the intent of the feasibility study. The committee is now taking that information and proceeding into the next phase. They are focusing on the Pleasant Street site at this time.

Heather Chase stated that she would like to look at the hours that the town parks are open.

4. SET TAX RATE:

David Pisha reviewed the numbers used to establish the tax rate. The municipal rate will be \$.7304 with the local agreement rate being \$.0048. The Non-Residential rate has been set by the State at \$1.3228 with the Residential rate being set at \$1.2141. This produces a combined rate of \$1.9493 for Non-Residential and \$2.0580 for the Residential Rate.

David Pisha provided a chart showing that over the past 9 years, the tax rate has increased at an average of 1%.

A motion was made by Heather Chase to set the Residential rate at \$1.9493 and the Non-Residential rate at \$2.0580. Seconded by Ben Whalen. The motion passed.

5. EXECUTIVE SESSION:

Mark Curran was not present to be interviewed.

6. APPOINT ALTERNATE TO THE DRB:

Mark Curran was not present to be interviewed.

7. SPRINT CONTRACT:

David Pisha stated that he has spoken with Jim Carroll who has some concerns about language within the contract. Jim Carroll questioned if Wireless One Leased Realty Corporation is also Sprint. He and Arne Jonynas also had concerns about the ability for Sprint to sublet to whomever they choose without Town of Chester approval. David Pisha also stated that Jim Carroll has concerns about the height of the array that is being requested, which is a height that is not currently available. Rent adjustments will also need to be reviewed and discussed.

Arne Jonynas mentioned that this draft provides a rent of \$1200 per month for 5 years with the potential of 4 extensions of rent. It was suggested that Verizon's rent be reviewed for comparison purposes. In addition, Arne Jonynas noted that this is a 30 year contract being proposed.

Lee Gustafson noted that there is no language allowing the town to withdraw from the contract. Arne Jonynas also commented that it needs to be clear that there is no winter access. Fuel storage also needs to be addressed. He further does not agree with the language stating that the landlord cannot have unsupervised access. Arne Jonynas also questioned what the taxes would be if this tower was on private property.

Heather Chase stated that she wants Jim Carroll and/or Kathleen Boe to negotiate the wording of the Contract. It was the general consensus of the Board to have the attorneys work through the language with Sprint and then bring this back to the Board.

Ben Whalen questioned the expense of Carl Noe. David Pisha stated that these expenses may be able to be billed back to Sprint, as the legal fees will be.

8. EXECUTIVE SESSION; SPRINT CONTRACT

There was no Executive Session needed.

9. ADOPT SALVAGE YARD ORDINANCE:

A motion was made by Lee Gustafson to adopt the Salvage Yard Ordinance. Seconded by Heather Chase. The motion passed with Ben Whalen voting in the negative.

10. SIGN DEED FROM CHESTER TO SANDRI:

A motion was made by Lee Gustafson to authorize David Pisha to sign the Quit Claim Deed from the Town of Chester to Sandri. Seconded by Ben Whalen. The motion passed.

11. NEW BUSINESS:

Ben Whalen stated that he was not aware of the June 18 meeting or the July 3 meeting. He further stated that 5:00 does not work. He cannot be here prior to 5:45 p.m.

12. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Ben Whalen. The motion passed. The meeting adjourned at 6:14 p.m.

Julie Hance  
Secretary of the Select Board

Ben Whalen  
Clerk of the Selectboard