

TOWN OF CHESTER
SELECT BOARD
February 17, 2021
Meeting Minutes

PRESENT: Arne Jonynas; Lee Gustafson; Heather Chase; Leigh Dakin; Jeff Holden; Julie Hance; Amie O'Brien

VISITORS: SAPATV; Carla Westine; Shawn Cunningham; Tim Roper; Peter Hudkins; Cheryl Joy Lipton; Cathy Hasbrouck; Barre Pinske; Hugh Quinn; Russell Monier

Meeting was held via Zoom.

1. APPROVE MINUTES FROM THE FEBRUARY 3, 2021 SELECT BOARD MEETING

A motion was made by Lee Gustafson to approve the Minutes of the February 3, 2021 Select Board meeting as written. Seconded by Leigh Dakin. The motion passed.

2. CITIZEN COMMENTS/ANSWERS FROM PREVIOUS MEETING

No citizens comment.

3. OLD BUSINESS

Public Safety Building: The Select Board will have a walk through on February 148, 2021 at 4:00 p.m. The project is on schedule with no change orders to date. The contingency fund is holding between \$80,000 to \$90,000.

4. SKATEBOARD PARK FUNDING APPROVAL; JUSTIN DIAK

Justin Diak was unable to attend the meeting but plans to attend a future meeting. The skate park on Lover's Lane needs repairs which Matt McCarthy has started. The town applied for a grant to help pay for what is needed but was denied. Justin Diak, his friends, and his brother would like to start a fundraising campaign to help pay for the repairs. His brother designs skate parks and has ideas on how to improve the park. Ron Smith said a Go Fund Me campaign would be acceptable if the town manages the project with certain rules in place. The money would go into a fund already set up for the Recreation Department.

5. UPDATE FROM DEVELOPMENT REVIEW BOARD; CARLA WESTINE, CHAIR

Carla Westine is the Chair of the Development Review Board and spoke about the past year's events. The board consists of 5 members and 2 alternates. The town hired a new Zoning Administrator, Jill Barger, that works closely with the board. The bylaws can be viewed on the website at www.chestervt.gov on the Zoning page. Meetings have been

held by Zoom due to COVID. She explained the board was busy in 2020 and expects applications to increase when the pandemic is over. The Development Review Board applies the bylaws set by the Planning Commission and follows Rules of Procedure and a Conflict of Interest Policy. She invited the Select Board to attend a meeting to observe their friendly respectful process.

6. UPDATE FROM PLANNING COMMISSION; PETER HUDKINS, CHAIR

Peter Hudkins is the Chair of the Planning Commission. He stated Naomi Johnson is retiring after 20 years and thanked everyone on the board. The board has been working on changes to the Unified Development Bylaws which can be found on the town's website on the Planning Commission page. The changes were completed in January after 4 years of revision. He explained several of the extensive changes to the bylaws, which he does not totally agree with. He feels there has been lack of communication between the Planning Commission and the public regarding the changes. This is partly due to the COVID pandemic restricting in person meetings.

Arne Jonynas stated the Planning Commission should be dealing with this matter, not the Select Board. The board and the community should be working together on the changes, which are then presented to the Select Board for approval.

Lee Gustafson stated based on Peter Hudkin's comments there is division within the Planning Commission that needs to be rectified. The board needs some guidance on how to get public feedback. There is a process to changing the bylaws which include public hearings and input from the community. He would like the board to work together and move forward with the process.

Tim Roper explained Peter Hudkin's mischaracterized the work of the Planning Commission in his statements. The board based the changes on an audit done by Brandy? and recommendation from state guidelines. The board members have different points of view and are trying to find common ground. Some compromises have been made and everything has been discussed. He urges the Select Board to review the information in their packet and would like an outline of comments afterwards.

Cheryl Joy Lipton stated she has been on the Planning Commission for 3 years. In that time, the board worked on creating the Town Plan and then started work on changes to the bylaws. Barre Pinske stated the changes were established from the audit and is worried the audit will not be utilized.

Jeff Holden asked if the changes are based on actual state statute or if they are mostly state recommendations. He is concerned with some of the major changes being presented. Tim Roper explained each community can set their own standards with some requirements from the state. Lee Gustafson urges the Select Board to review the documents and state statutes. Heather Chase stated she needs a better understanding of the statutes and would like to view the proposed maps in better context. Julie Hance

stated the Planning Commission needs to get the document out to the public and suggested presenting the changes in chapters or by topic.

7. SIGN BOND DOCUMENTS

A motion was made by Jeff Holden to approve the Resolution Certificate, Declaration of Official Intent and Ballot for a bond in the amount of \$250,000 to be used for paving. Seconded by Leigh Dakin. The motion passed.

8. NEW BUSINESS/NEXT AGENDA

Development Review Board interviews, an update on Yosemite, and the Town Manager review will be March 3, 2021. Tim Roper has been working with Julie Hance regarding the Emerald Ash Borer. This will be discussed further at a future meeting. The Select Board will do a walk through at the new Public Services site February 18, 2021.

9. EXECUTIVE SESSION: INTERVIEWS FOR PLANNING COMMISSION POSITIONS

A motion was made by Jeff Holden to enter Executive session for the purpose of interviewing candidates for the Planning Commission. Seconded by Leigh Dakin. The Select Board entered Executive Session at 7:07 p.m. Cheryl Joy Lipton, Russell Monier, and Hugh Quinn were invited in.

A motion was made by Lee Gustafson to exit Executive Session. Seconded by Leigh Dakin. The Select Board exited Executive Session at 7:59 p.m.

There was no action taken.

10. ADJOURN

A motion was made by Heather Chase to adjourn. Seconded by Leigh Dakin. The meeting adjourned at 8:01 p.m.