

TOWN OF CHESTER
SELECT BOARD
June 2, 2021
Special Meeting Minutes

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

VISITORS: SAPATV; Robert Nied; Shawn Cunningham; Kate Matraccia; Beverly Boke; Cheryl Joy Lipton; Sharon Huntley; Tim Roper; Matthew Gorskey; Melody Reed

Meeting was held via Zoom and at the Town Hall after site visit.

1. APPROVE MINUTES FROM THE MAY 19, 2021 SELECTBOARD MEETING

A motion was made by Lee Gustafson to approve the Minutes of the May 19, 2021 Select Board meeting as written. Seconded by Leigh Dakin. The motion passed.

Jeff Holden would like it noted on line 106 that there is a 200-foot radius set back around the well at the Canal Street property being considered for the greenhouse.

2. CITIZEN COMMENTS/ANSWERS FROM PREVIOUS MEETING

No citizens comment.

3. OLD BUSINESS

Public Safety Building: The final details are being worked on.

Wayfinding Signage: The State approved the plan, and 4 signs will be installed this summer. The signs will direct people to the Green stating, "Shop, Dine, Stay".

Ash Tree Inventory: The group met for a training that worked out well. Leigh Dakin attended the meeting and stated it was hard to understand what was being explained. The small group at the meeting had some people that are good with computers and some that are good at identifying ash trees. These people could be paired together for the inventory process. The state app can be used by anyone able to download it to a cell phone or tablet. There will be another meeting June 3, 2021, at 6 p.m.

Yosemite Firehouse: Sarah Weingarten offered to donate .3 acres on the left side of the building to be used for parking. The DRB will be doing a boundary line adjustment Monday, June 7, 2021. Heather Chase would like to have a plaque made up to recognize the donation.

47 Brookside Bridge and Trail: The Youth Conservation Corp. will help clear the trail starting
48 in late June early July. The trail has been marked off by the Chester Conservation
49 Committee. A board walk is being considered to make some of the trail ADA accessible.
50 The bridge will be built later in the summer.

51

52 Jeffrey Barn: Ron Patch would like to clean up the area surrounding the barn and move
53 the bronze plaque located on Route 103 to a more accessible spot near the barn.
54 Restoring the barn will be very expensive but it could be preserved. A group from town
55 is trying to figure out a way to save the building. Lee Gustafson pointed out the door
56 next to the road has been open. He would like to see the building restored but feels it
57 might be a liability because of its condition. The board would like Julie Hance to speak
58 with the attorney to see what the liability is.

59

60 4. COMMUNITY GREENHOUSE DISCUSSION

61

62 The Select Board had a site visit at the proposed Canal Street and Academy Building
63 sites before the meeting. The Canal Street property has a 200-foot radius set back
64 around the well which listed as a back up with the state. This restriction would not allow
65 for a building or any type of fertilizer to be used at the site. Jeff Holden has been trying
66 for two years to get the state to let the town use the Jeffrey Well station for backup
67 instead. Cheryl Joy Lipton was at the site visit with information from the state that did
68 not include the 200-foot setback. Jeff Holden stated he is working on getting
69 clarification in this matter. Leigh Dakin pointed out there are some concerns about the
70 abutters to the Canal Street property and parking issues. The Academy Building has
71 bathrooms, but water and electric would be more of a challenge. Heather Chase stated
72 behind the Academy Building is a nice space and she feels it fits the historical nature of
73 the building and downtown. There are still a lot of things to consider and conversations
74 with the lawyer that need to happen.

75

76 Lee Gustafson would like more information from the committee as to what the
77 greenhouse will do to property values. He also pointed out the Academy Building site
78 has large trees that may become a concern and would like to know how they plan to
79 maintain the grounds around the greenhouse. Robert Nied explained a 40-foot setback
80 has been figured into the plan to avoid the large trees in that area. The operational plan
81 will include figures for maintenance such as mowing and plowing. There will be a user
82 agreement signed by each person utilizing the greenhouse. This agreement will include
83 plant restrictions and expected community values that need to be withheld. The
84 abutters of the properties are encouraged to attend meetings to voice concerns over
85 the project.

86

87 The Select Board will have to consider what the two sites are utilized for now. The
88 Academy Building site has been used for many things in the past such as parking for the
89 Fall Festival and could be used to expand the cemetery. Lee Gustafson asked the
90 committee to do a comparative analysis of the two sites. Shawn Cunningham asked how
91 the committee plans to balance who can use the greenhouse. Robert Nied explained it
92 will be for community members that live in Chester, but tourists would be welcome to

93 visit. There will be posted hours as to when the greenhouse can be accessed. Kate
94 Matraccia gave the Select Board a summary of the plan. This will be added to each
95 agenda moving forward.

96
97 5. COIN DROP POLICY
98

99 The Select Board discussed the Coin Drop Policy draft they received for review. They
100 decided to make the following changes:

- 101
- 102 • Only 4 people allowed in the roadway at one time.
- 103 • 2 coin drops per year.
- 104 • Only use the one location stated in the policy.
- 105 • Participants must be 18 years or older.
- 106

107 6. POLICE ADVISORY COMMITTEE; INITIAL REVIEW
108

109 The Select Board decided to wait for Julie to review the Police Advisory Committee
110 Policy proposal. Arne Jonynas would like to see other examples from other towns to
111 compare.

112
113 7. ENTERTAINMENT PERMIT; HERITAGE DELI
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115 The Select Board signed the Entertainment Permit for the Heritage Deli.
116

117 8. CEMETERY DEEDS
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119 The Select Board signed two Cemetery Deeds.

- 120
- 121 • Charles Record
- 122 • Molly Goodwin
- 123

124 9. NEW BUSINESS/NEXT AGENDA
125

- 126 • Greenhouse discussion.
- 127 • Police Advisory Committee.
- 128 • Start a committee for what to do with the Academy Building. An update on
129 ceilings and a plan on how to move forward. A vision of what should be done
130 there.
- 131 • A discussion about how much property the town owns. An inventory of town
132 property is included in the annual report and there is a page included in the
133 Grand List as well. Draft a policy on how the town considers taking over a
134 property like the old Jiffy Mart.
- 135
- 136
- 137

138 10. EXECUTIVE SESSION: RE POLICE MATTER TO DISCUSS POTENTIAL CIVIL LITIGATION
139 WITH COUNSEL
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141 A motion was made by Leigh Dakin to enter Executive Session for the purpose of a
142 police matter to discuss the potential for civil litigation with counsel. Seconded by Lee
143 Gustafson. Jeff Holden recused himself. Jim Carroll was allowed in. The Select Board
144 entered Executive Session at 7:27 p.m.

145
146 A motion was made by Leigh Dakin to exit Executive Session. Seconded by Heather
147 Chase. The Select Board exited Executive Session at 8:31 p.m.

148
149 No action was taken.

150
151 11. ADJOURN
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153 A motion was made by Heather Chase to adjourn. Seconded by Lee Gustafson. The
154 meeting adjourned at 8:31 p.m.