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**TOWN OF CHESTER  
SELECTBOARD MEETING  
April 3, 2024, Minutes**

**Board Members Present:** Lee Gustafson, Arne Jonynas, Tim Roper, and Peter Hudkins at Town Hall. Absent: Arianna Knapp.

**Staff Present:** Julie Hance, Town Manager, at Town Hall; and Susan Bailey, Recording Secretary, via Zoom.

**Visitors Present:** Bill Lindsay, Paul Bidgood, Jeff Holden, Naomi Johnson, Evan Parks, and Scott Wendell at Town Hall; and Matthew Gorsky, Robert Nied, Steve Mancuso, Chester Telegraph, and SAPA TV via Zoom.

**Call to Order**

Chair Arne Jonynas called the meeting to order at 6:30 p.m. and led those in attendance in the pledge of allegiance.

**Agenda Item 1, Addition or Deletions**

There were none.

**Agenda Item 2, Approve Minutes from the Previous Selectboard Meeting**

Lee moved and Peter seconded a motion to approve the March 20, 2024, A vote was taken. The minutes were approved, as written. Lee thanked Susan for the great job she was doing.

**Agenda Item 3, Citizens Comments/Answers from Previous Meeting**

Paul Bidgood wanted an update on the Bailey Hill Road as he had comments concerning its classification at a previous meeting. Arne said it was still in the attorney's hands who was researching the matter. Paul asked if there was a set deadline and Arne was unsure. When the weather permitted a site visit, that would be part of the process. Paul thanked the board.

**Agenda Item 4, Old Business**

Solar Field

Julie heard from Greenbacker who had moved the process to their legal department who is putting together a purchase and sale for the town to review.

FEMA Buyouts

The state has opened the floodplain FEMA buyout program, which was also done during Irene. It is for structures in the floodplain who have had repetitive loss and shouldn't be where they are. It's a voluntary program and there are 5 property owners who would like to participate. They are in two distinct locations throughout town with one straggler. They are underway in the process.

1 Julie thought it was bittersweet because properties are removed from the Grand List, which is  
2 never positive, but it's also removing properties from the floodplain that continuously sustain  
3 damage. The properties are purchased through FEMA and no local tax dollars go toward the  
4 purchases. The town is given the money to purchase the properties and remove all structures, at  
5 which point the town owns the property and it remains town property in perpetuity. Thankfully,  
6 there were two on Kingsbury Road purchased after Irene and had those properties been there  
7 during the last July flood, there would have been an issue. There was also one on Route 11 West  
8 purchased after Irene. The current properties that have applied for the FEMA program include two  
9 on Route 11 West that had sustained damage during Irene and again at the most recent flooding,  
10 one on Potash Brook Road, and two on Fenton Road that the river went through during the flood.  
11 The properties make sense to be bought out.

12

### 13 NRCS

14 Natural Resources Conservation Service, which is part of the emergency watershed protection  
15 program through USDA, gives funds. The town is a conduit for the funds to flow through. They  
16 are projects that do bank stabilization work. Julie fought for it and Chester was fortunate to receive  
17 it and it will pay for 100% stream bank stabilization for certain private properties in town. It will  
18 help people who want to stay in their home but are not eligible for a buyout and had significant  
19 damage and the next event could cause significant structural damage. There is an eligibility  
20 requirement. Julie said they are out to bid for the projects and there are 10 sites. Two of the sites  
21 are town sites and one is the debris pile near Fraser's on Route 11 West almost across from  
22 Reservoir Road. The debris removal is eligible, and they were approved under NRCS and there is  
23 no match requirement. Out Fenton Road, you can see where the river jumped the bank, and the  
24 road became the river and almost 200 feet of bank stabilization is necessary, and this program will  
25 fund it. It will affect 8 other private properties. Arne wondered if they could keep the material from  
26 cleanup, especially across from Reservoir Road and Julie confirmed they could. They were  
27 approved for several debris' removal sites throughout town and all the gravel is either stockpiled  
28 in the pit or down at the sewer plant. Kirby is going out to bid soon for a crusher to crush the  
29 material and sift for sand and the rest crushed into gravel for the stockpile and there will be several  
30 thousand yards of gravel coming back.

31

32 Tim said the new culvert on Potash Brook Road worked as he had witnessed trees that were hung  
33 up getting sucked right through which then went down Route 11 and got hung up on the highway  
34 bridge and that's what diverted Potash Brook there. Tim wondered if the state had plans to open it  
35 up and Julie had not heard their plans.

36

### 37 Disaster Management Initiatives

38 Alicia was able to get them into a great contract with a company called Catalyst which is usually  
39 a little over \$7,000 per year and she secured it for \$3,600 per year with a 4-year contract which  
40 gives them ample time to try it out. It's a notification system that can be used not only for  
41 emergency events but also for regular alerts to let the public know what's going on, such as  
42 flushing sewer lines. People can sign up to receive the notifications by text, email, or voice. They  
43 have wanted to do this for several years to categorize people by their address and/or services to  
44 receive notifications. The most difficult part will be creating the database. They plan to include  
45 something in the tax bills, water, and sewer bills, and advertise during elections for people to sign  
46 up. It will help keep track of the vulnerable populations. Lee asked if they would be able to sign

1 up on the town website and they would. Second homeowners will also be able to receive alerts.  
2 Arne thought it sounded like a great way to communicate. Julie said they don't want to abuse it  
3 and junk up people's email. Tim said it sounded like the state highway department system and  
4 Arne noted the schools also have a similar system.

#### 5 6 Vermont Community Foundation Grants

7 Chester received a little over \$13,000 from the Vermont Community Foundation to start funding  
8 the CERT Program which is a team they hope to put into place and build the database. \$13,000  
9 will pay for salaries to complete the training program and to train 15 to 20 people and provide  
10 them with PPE. It will buy some laptops, traffic cones, and a few other things needed for events.

11  
12 They received another grant from the Vermont Community Foundation for \$11,000 to use for the  
13 National Night Out and buy an outside PA system, projector and screen, and commercial grade  
14 pump-up tents to be used at any event, such as Fall Festival or Winter Carnival.

15  
16 Arne asked what CERT stood for and Julie said it was Civilian Emergency Response Team who  
17 is a team of people available for emergencies, instead of using fire or police personnel to block a  
18 road, the CERT team can do this so the emergency personnel can respond where needed. The  
19 CERT Team is trained in traffic control and are first responders if there's an issue.

#### 20 21 Community Health Program

22 Mike will attend the next meeting to provide an update on the program. They received a large  
23 chunk of money last year to start their community response health initiative for towns they cover.  
24 Mike called Senator Sanders' office and discussed the project is something that would fit because  
25 as he was aware other ambulance services had received it. Sanders' Office agreed that it was a  
26 very strong application, so Chester will apply for federal funding to give the program a boost. And  
27 since they have not yet received the ambulance, they are asking for funding which, if received,  
28 would save the taxpayers \$350,000.

#### 29 30 Board Retreat

31 Julie just returned from a managers' conference in Woodstock which was phenomenal, and  
32 everyone was talking about public engagement and boards having better collaboration on budgets  
33 and several towns had a Selectboard retreat last year, and it wasn't at Town Hall. Julie liked what  
34 Brattleboro had done and the board attended, and it was open to the public, and each department  
35 attended and there was a visioning process for 5 and 10 years. It gave the department heads and  
36 the board the opportunity to share each other's visions. It helped immensely when it came to the  
37 budget process. Julie was thinking about having one in May and asked the board how they felt.  
38 Arne had attended retreats before and thought it was helpful and allowed ideas to flow and  
39 welcomed it. Lee agreed and said often they have said how difficult it is to talk about things as a  
40 board and spending an hour or two would be helpful. Lee thought mud season would be better than  
41 construction season but would make time for it. Tim was a fan of the retreat and said the last two  
42 companies he worked for made it a point to do off-site meetings with leadership teams and it  
43 helped lay out the visions and make the connections. Tim thought everyone present appreciated  
44 the department heads and their work but to have a conversation that was open and flowing would  
45 help cement those connections. Tim said there was no good time so to let him know. Peter agreed  
46 with the others. Arne asked for an outline to be provided. Julie thought she would invite all the

1 department heads to attend at the same time. The department heads presently meet every Monday.

2  
3 Jeff Holden thought it was a great idea and said he's always had 5- and 10-year goals. Jeff said it  
4 could help expedite things as the red tape can drag things out. Jeff said the department head  
5 meetings were one of the best things that's been implemented in a long time, and they all  
6 understand what each has going on for projects, and it allows them to catch up with each other and  
7 provides better communication. Julie will work on some ideas. It would likely be on a Saturday.  
8 Peter suggested involving the DRB and Planning Commission. Julie thought they should start with  
9 the Selectboard and could certainly have a joint meeting with them at some point.

10  
11 Arne asked if there was any old business. Arne said they brought up the Class IV roads at the CCC  
12 meeting and it was more informational and brainstorming and provided maps with the roads and  
13 the members took the maps and would look at them and bring their thoughts to the next monthly  
14 meeting. The process would be slow, but it was important. Arne said word had gotten out and  
15 people had spoken with him, and most were positive but one was confrontational. Arne said next  
16 time they would warn the meeting. It's the first Tuesday of every month. Julie would put it on the  
17 agenda. Arne said the meetings are at the library but once the weather is nicer, they are held outside.

#### 18 19 **Agenda Item 5, Coin Drop/American Legion**

20  
21 The American Legion was requesting two coin drops. Arne mentioned the next item was a coin  
22 drop request from Ruck Up and both organizations had asked for the coin drops over the years.  
23 The policy was only two were to be granted per year and it was up to the board if they wanted to  
24 change that policy or reconsider the stipulation. Arne said if they decided to do that, it would need  
25 to be a separate agenda item at a separate meeting to increase the number of coin drops permitted.  
26 They would consider the two and start from there and decide if they wanted to revisit the policy.  
27 Mr. Wendell was there to speak for the American Legion and said they were unable to have one  
28 last year and they were a great way to raise money, which was used to help veterans in the  
29 community and surrounding communities with things like wheelchair ramps, hospital visit travel,  
30 electric bills, and other things. Mr. Wendell spoke with Mr. Pickering at the State Highway  
31 Department who said he will approve it if the Selectboard does. They had moved them down to  
32 Marshall Road where the field the Fire Department sells Christmas trees from is due to  
33 requirements of the state highway department. Mr. Wendell had applied for a spot in the fall and  
34 one in the spring and either would work and was open to only having one so Ruck Up could have  
35 theirs because it was also for the veterans. The Police Chief had also signed off on it the day before.  
36 Mr. Wendell wanted to do two per year, if possible. Arne said the American Legion was an  
37 important part of Chester and had contributed a lot to it, especially veterans. Arne had no objection  
38 to the first date, but it would require a later board discussion for the second date. Lee knew the  
39 reason they had capped it was to prevent too many coin drop collections. At this point, since they  
40 have a policy for two, Lee's recommendation would be to approve the May 24<sup>th</sup> date for the Legion  
41 and then approve Ruck Up for August. Lee said if the Legion wanted to come back in the fall and  
42 ask for another, they could discuss it. Peter agreed with Lee that they made the policy and should  
43 stick with it. Lee moved to approve the American Legion coin drop with a date of May 24<sup>th</sup> and a  
44 rain date of May 25<sup>th</sup> and Peter seconded the motion. The motion was approved unanimously. Arne  
45 told them it may be up for another consideration. The members signed.

1 **Agenda Item 6, Coin Drop/Ruck Up**

2  
3 Arne said Ruck Up was a veterans organization based out of New Hampshire but served a lot of  
4 veterans in the area. Chester has approved them for several years and Julie said they helped  
5 veterans in Chester. Arne said it was a worthy organization and George Legace, who was usually  
6 in attendance, had been asking for a coin drop for several years. Tim was in favor of it. Arne  
7 entertained a motion to approve Ruck Up's request for a coin drop for August 17<sup>th</sup> with rain date  
8 of August 18<sup>th</sup>. Arne said it would probably be in the same location as the Legion's coin drop. Lee  
9 moved and Peter second the motion. Lee noted Ruck Up has a coin jar at the Sunoco and had  
10 collection points around town but was happy to include this one too. The motion passed  
11 unanimously. Arne hoped Mr. Legace was okay and that it was the weather keeping him away as  
12 he had been consistent about being at the meetings. Julie thought it was the weather.  
13

14 **Agenda Item 7, Wastewater Asset Management Plan; Naomi Johnson**

15  
16 Naomi Johnson presented a summary of the asset management plan for the wastewater system and  
17 what was done for the report. They looked at the assets of the wastewater system, which included  
18 the collection system, the piping, the manholes, the pumpstations in town, and the wastewater  
19 treatment facility. The purpose of the plan is to inventory and assess the assets. They take into  
20 consideration the age and condition of the assets. Part of the project was a topographical survey  
21 for the collection system to locate every manhole and do an inventory report on the individual  
22 manholes and the condition of the interior. In conjunction with that, there was a closed-circuit TV  
23 inspection of all the pipes, which was a significant effort and took a while to complete. Each  
24 pumpstation and the equipment there and the wastewater treatment facility were inventoried. Once  
25 complete, they assess the condition and comparison, and the objective is to rank all the assets and  
26 identify which are the highest risk and highest priority for improvements. The wastewater  
27 treatment facility was not as in-depth as the rest of the system and took a separate report to do a  
28 more complete analysis for the state primarily because of the different processes involved which  
29 require looking at future regulations and make recommendations with those in mind. The highest  
30 priority items to address are the First Avenue pump station and the discharge main or force main  
31 coming out of that station which comes up Depot Street. Many pipes have infiltration which means  
32 groundwater can infiltrate through the pipes and the manholes through groundwater and runoff  
33 during storm events. The extra water that isn't wastewater is conveyed to the wastewater treatment  
34 facility which stresses out the facility for plant capacity and the ability to treat normal wastewater.  
35 They provided the town with the TV inspection report where root penetration, cracks in the pipes,  
36 and observed infiltration which is useful to document and prioritize long-term improvements. They  
37 created a GIS system so they can click in the computer on each manhole and the pipes to view the  
38 conditions based on the CCTV reports. It provides a picture of what is needed for both the high-  
39 priority and long-term projects. It is now a capital improvements plan and they have presented  
40 costs for addressing the high priority projects as well as a budget plan for if they took out a state  
41 revolving loan which is a federally funded program. The information in the last section of the  
42 report talks about subsidies and financing. The report was submitted to the state in December, and  
43 they have received comments and reviewed them with Jeff and Julie and will submit a revised  
44 report at the end of the week. Julie asked Naomi to explain how they could skip a step. Naomi said  
45 there are three steps: planning, final design, and construction. An assessment management plan  
46 doesn't qualify as completing the planning step fully, however Naomi was able to work with the

1 state to add additional items to the asset management plan and present it as a capital improvements  
2 plan. The final product will be labeled as a capital improvements plan but contain all the asset  
3 management plan work and further review of environmental issues that could be encountered  
4 specific to the first two recommended projects which are the force main and the First Avenue  
5 pumpstation replacements. Peter asked if they would be ready to go with the sidewalk project if  
6 they ever got through the railroad. Julie added that was also one of Naomi's projects and potentially  
7 could happen if she got her rail easement which she was told they were almost there. Julie would  
8 not want to go out to bid this summer but over the winter and construct in 2025. Naomi said they  
9 could be concurrent and added if they were to do the pumpstation replacement and the force main  
10 replacement and some deficient gravity sewer pipes in the same area, the construction cost is  
11 estimated at \$1.7 million and the total budget cost is \$2.5 million so they would need to go through  
12 the bond vote process. 2025 is possible assuming all the state's review falls in line.

13  
14 Lee noted the report said they could save a significant amount of money if they reduced the  
15 infiltration of groundwater and wanted to know if the way the flow was measured not necessarily  
16 being conclusive would cast doubt on the estimate. Naomi said phase one of the assessment was  
17 putting meters in the system and identifying if there was a problem. The meters closest to the  
18 wastewater facility showed there was but those further away were suspected because the flows  
19 were low. They noticed debris would get caught on the surface creating erroneous readings. The  
20 pipes were identified for replacement based on the interior television inspections. They found a  
21 large majority of the system that was constructed in 1971 was asbestos piping, has cracks, and  
22 infiltration and for those reasons and the age, they are identified for replacement. Lee asked if it  
23 would include removal or just laying new pipe next to it. Naomi said many could be removed and  
24 some were candidates for lining the pipes but there were pipes with sags that wouldn't qualify.  
25 Lee asked if there was a disposal problem with the asbestos and would it be okay if they left it in  
26 the ground. Naomi said they could potentially leave it in the ground but was subject to approval  
27 by the Department of Health. When it is removed and the same as the water main removed on  
28 Route 103, the pipe must be kept wet and monitored for disposal and consultants come in and  
29 educate the contractor on how to dispose of it and provide a facility to put the broken pipes in. Lee  
30 wondered if it was more expensive to dispose of than typical concrete. Naomi said with the Route  
31 103 project, there wasn't a huge cost associated with pipe removal and they recommended dealing  
32 with deficient pipes and the town may decide to attack it piecemeal and a lot were individual  
33 sections as reflected on the map in the report. They color coded it based on various deficiencies,  
34 infiltration being one of them. Naomi said one issue that will affect cost is that the force main  
35 comes on First Avenue for a short period, but most of the line is on Route 103/Depot Street with  
36 heavy truck traffic which complicates construction and traffic control is an issue. The rest of First  
37 Avenue is parallel with Depot Street and the force main doesn't need to come up Depot Street.  
38 Coming up First Avenue it would terminate at the same location so an alternative route would be  
39 to go First Avenue and that is what they recommend as it would save on construction costs and the  
40 time to complete it. The costs Naomi had stated earlier were for going up Depot Street. Naomi said  
41 the numbers will adjust slightly but suggested they be conservative, and the costs would be in the  
42 millions. Peter asked if they would both be running in the same ditch and Naomi said they would  
43 put the force main on First Avenue and relocate it from Depot Street. Naomi said not all of Depot  
44 Street is deficient in gravity sewer lines but maybe three-quarters and there were also deficient  
45 pipes on Avon Road and First Avenue and on North Street with the suction line coming into the  
46 station. Naomi recommended that whoever does the force main addresses all the deficient gravity

1 sewer pipes except the one on Depot which could be done as a separate contract if they choose to.  
2 The force main is restricting flow right now and why it is critical to address that first. Arne agreed  
3 it was priority due to repairs over the years and asked if there was a chance for catastrophic fail on  
4 that main. Naomi said it would be unlikely the whole segment would go. Peter wondered if the  
5 force main was run up First Avenue if the sewer line would also be run up First Avenue. Naomi  
6 said that was not the plan to add additional users but could do it if the town chose to expand the  
7 sewer collection area. Arne said First Avenue would contribute to the pump station capacity. Jeff  
8 Holden didn't think they would add any at this point because all the residents on First Avenue  
9 were already on the sewer system.

10  
11 This was the last document needed to apply for the design funding which didn't not require a bond  
12 vote at this stage and then go to step 3 with the project out to bid to contractors. Arne asked if the  
13 cost was borne by the sewer users, and it was, through the sewer rates. Julie said there were some  
14 grant funds and asked Naomi to speak to that. Naomi said there was a 50% subsidy so 50% of the  
15 cost the town did not need to repay. The 50% also applies to construction but there was a \$750,000  
16 cap on the amount so they could qualify for it, but it would not cover the whole 50%.

17  
18 Peter appreciated Naomi's effort and found the document easy to read and understand. Naomi said  
19 the same company who does the parcel mapping for town can take the GIS data and put it online  
20 so it's accessible to everyone. Naomi wanted to work with Cairo Graphics to see if they could  
21 participate in a project where if they could qualify for funding to get tablets and technology, Jeff  
22 had it out in the field. They could train him and other staff on how to use it. It would allow him to  
23 go out to a manhole or a hydrant and click on the object and get information about it and add to it.  
24 Julie noted they already had iPads and were ready.

25  
26 Arne asked if it was true during the study that they discovered manholes they weren't aware of.  
27 Naomi deferred to Jeff but said there were manholes dug up to be surveyed. Arne appreciated the  
28 document outlining where everything was and was a great first step to address the issues and now  
29 it was a matter of funding. Julie would seek as much funding as they could get.

30  
31 Tim asked if it was the same company doing the parcel viewer as it was GIS and Naomi said they  
32 could take their data and upload it to the system and make it available the same way as the parcel  
33 map. Tim wondered if they could overlay the sewer system on the parcel viewer and Naomi said  
34 it was exactly what they would do, and other communities do that which they could view as an  
35 example. Julie said the program that the lister cards use online is the program they would use so  
36 they already have the platform and they told her anything digital can be added which had been  
37 funded by a grant few years ago by the state so all municipalities could start digitizing. Tim thought  
38 it was a great platform.

### 39 40 **Agenda Item 8, Lead Line Inventory; Naomi Johnson**

41  
42 The EPA requires every water system in the United States provide an inventory of their water  
43 services to determine the material and they must be completed by October 2024. Vermont provided  
44 significant funding for communities and Chester received funding to cover 100% of the cost of the  
45 inventory. It has been completed and approved by the state, as well as a replacement plan. Chester  
46 has no lead lined pipes identified but 7 galvanized services that require replacement and two that

1 still need research to identify exactly what they are. It's good no work is needed to address lead  
2 line issues. Arne asked if the galvanized ones were older and corrode and close and Naomi said  
3 the new regulations introduced in December of 2021 state any galvanized requiring replacement  
4 must also be replaced because unless you can prove a galvanized pipe was never downstream of a  
5 lead line pipe, it's considered a lead service because galvanized piping can absorb lead. For  
6 Chester, all 7 of the services, the galvanized portion is the customer's portion so Chester, like many  
7 water systems, owns to the curb stop and from the curb stop to the building is owned by the  
8 customer so in all 7 cases, it's the customer's portion and not the town's so they are not under any  
9 obligation to replace them and will probably be 5 years or more before they are regulated to replace  
10 them. The town has done what they are required to do, and they need to notify customers they have  
11 a galvanized portion and need to do it annually. The inventory also must be made available to the  
12 public which has been done. Lee wondered if they had conducted any chemical testing and they  
13 had not. Naomi said part of the replacement plan was to indicate what future steps the town would  
14 take and the state provides a list of options. They could choose to do chemical testing. Lee thought  
15 the cost would probably be \$50 to test for lead. Naomi agreed but said they weren't necessarily  
16 conclusive, and the visual identification was the most common. Lee thought if a homeowner  
17 wanted to test their water if they had a galvanized pipe, they could do it for \$50. Jeff said that was  
18 good but if they tested higher than the required could be because of the pipes in their house and he  
19 could almost guarantee it wasn't likely from the water system. Jeff thought the EPA was going  
20 from .015 to .010 for lead standards. Lee wondered how the state lead levels compared to the EPA  
21 and Naomi said currently, they were the same. Arne thought the limits for the state for asbestos,  
22 PCBs and other things were more stringent than Federal and Naomi agreed. Arne noted they now  
23 had the complete map out for the water lines. Lee questioned what unknown meant and Naomi  
24 said the property was currently vacant, so the town has notified the property owner they need to  
25 make arrangements to go inside the facility and find out.

### 26 27 **Agenda Item 9, Secondary Well; Naomi Johnson**

28  
29 There were source explorations completed with Jeff Hoffer, a hydrogeologist, who looked at two  
30 sites: one was the Jeffrey Well and the first site ended up being the most promising so he has  
31 proposed in the report he provided in January to proceed with the production well adjacent to the  
32 existing Jeffrey Well on the same parcel and it would end up being the primary source with similar  
33 capacity so there would be two wells on the same parcel. With development of the second  
34 production well, they would recommend a new well house facility and standby generator. Jeff has  
35 proposed to proceed this summer with the production well development and permitting. It is a  
36 project that would take six months to one year to go through the full permitting process. Arne  
37 thought when they investigated the sites it was a different type of well, a drilled well into bedrock  
38 where the Jeffrey Well is gravel packed or something like that. Naomi said the report was  
39 descriptive and discussed the different capacities comparing the new Jeffrey Well and the existing  
40 one. The description is on page two of his report which compares to the existing Jeffrey Well. The  
41 new well would be the same capacity but a better well. Arne wondered if different sites were  
42 considered, and Naomi said they had screened in an earlier report and Jeff looked townwide and  
43 developed a list of the most promising sites based not only on geology but proximity to water  
44 mains and visibility compared to in the middle of town versus somewhere more remote and  
45 potential sources of contamination. Tim recalled a recommendation to put the backup well in a  
46 different aquifer and here it would be in the same one. Naomi said that related to different staff at



1 the state who reviewed the project. The previous hydrogeologist, who has since retired, was not a  
2 proponent of having the new well in the same aquifer and felt it was safer and less risky to have it  
3 in a different one, but the proposal was never to run them simultaneously. Tim noted contamination  
4 was the safety factor and wondered if that was no longer a factor. Naomi said it was always a risk  
5 but, in this case, none of the remote parcels considered had as much potential yield. The current  
6 hydrogeologist at the state endorsed the proposal. Tim said the odds of the aquifer becoming  
7 contaminated were likely low. Naomi noted the current well had never been contaminated but Lee  
8 noted the other one on School Street had been. Lee thought the report was well done and seemed  
9 like the results were expected based on the proximity to the existing well. Lee disagreed with the  
10 state having it in the aquifer was the best idea for the reasons stated before. Lee asked if when they  
11 were looking at other sites if it was just a survey with no testing and Naomi confirmed there was  
12 no testing done. Lee thought the areas with the most water supply was the middle branch of the  
13 Williams River or the north branch of the Williams River. Lee wondered if looking at the graph  
14 of the first test where it appeared there were only a few water level measurements if they used  
15 pressurized tests or hand measurements because normally, he would expect to see a steep drop in  
16 water level which would then bounce back a little as the aquifer covered and he wasn't seeing that.  
17 The other question was relevant to the observation well data and wondered if water level  
18 measurements were collected out of the Jeffrey Well. Naomi would pass the questions onto Jeff  
19 Hoffer. Lee offered to email him, and it was decided Naomi would email Jeff their questions.  
20 Given the unlikeliness of the aquifer becoming contaminated, Tim asked if they were locked into  
21 it or if they had other options and Naomi suggested he look at the previous reports prepared by  
22 Jeff and she had worked on and submitted to the state which discussed the various sites and the  
23 process of narrowing them down so they are comfortable with the recommendations and the steps  
24 taken to get to this point because after those reports were done, the plan was to look at the Holden  
25 site and this site and the board had approved the cost of \$75,000. Naomi suggested if there was  
26 reluctance to proceed, she would send the reports to them again. Tim noted he was a new board  
27 member and was clearly missing some of the data. Lee said he has taken issue in the past with the  
28 state dragging their feet and to him, Jeff Hoffer mentioned the salt from the highways and that  
29 could contaminate the aquifer. Lee didn't know of any place else in town that would be immune  
30 from that but didn't think they should give up on it and say they were good with it. Arne mentioned  
31 property owners being okay with the well and the required 200-foot zone which were factors that  
32 made it hard to find a location that fit all the criteria. Tim didn't want to keep muddying the waters  
33 but said if the town ended up with 3 properties in the same place on Route 11 West in the  
34 floodplain, it could be an issue. Julie said they could have the water line there but couldn't put any  
35 structures on it. Julie confirmed with Tim that there can be no structures on the properties that are  
36 bought out by FEMA. Peter said it would have to be put on the other side of the river because they  
37 couldn't get it 200 feet from the road. To Arne's point, when they did the initial screening, there  
38 were a dozen potential sites and one of them was a buyout that happened for Irene on Route 11  
39 West and the parcel is too small and close to the road. The twelve were screened down to five and  
40 of the top three, the third one was the town recreation parcel on Lovers Lane but because of the  
41 potential improvements there for the community, the site was rejected, and they came down to the  
42 final two. Jeff Holden said Route 11 West and contamination, he could remember three tanker  
43 trucks wrecking there and spilling into the water and it's a main route for trucks to go to New York  
44 State. Jeff thought they would have an increased risk there of spillage contaminating the water.  
45 Jeff has been pushing it for a long time and said they are supposed to have a 5-day emergency  
46 water backup in the tank and currently, they have about 3 days because water production and usage

1 has increased from 145,000 per day to 200,000 plus per day. Jeff is concerned they won't be ready  
2 when they need it. They won't run both wells at the same time but will have a continuous water  
3 production facility. Jeff thought they needed to consider that in their decision. Arne said having a  
4 generator there would help. The board thanked Naomi for her work.  
5

6 **Agenda Item 10, Liquor Licenses:**  
7 **J.W. Sandri – Second Class, Tobacco, Tobacco Substitute**  
8 **American Legion – Outside Consumption**  
9 **Jiffy Mart – Second Class, Tobacco Substitute**  
10

11 Lee moved to approve liquor licenses and tobacco licenses for: Sandri – second class, tobacco, and  
12 tobacco substitute; American Legion – outside consumption; and Jiffy Mart – second class and  
13 tobacco substitute, with Peter as the second. Tim wondered how the Police Department felt and  
14 Julie said there was no concern. The motion carried unanimously.  
15

16 **Agenda Item 11, Entertainment Permit; Heritage Deli**  
17

18 Lee moved to accept the application for the entertainment permit for Heritage Deli and Bakery,  
19 Inc. and Peter seconded it. Arne said it was for weekends through the summer and fall with music  
20 under the tent, beer and wine tasting, live music paired with a fundraising event on weekends –  
21 Friday, Saturday, and Sunday later afternoon. Arne said there has never been an issue and Julie  
22 confirmed. The motion carried unanimously.  
23

24 **Agenda Item 12, New Business/Next Agenda**  
25

26 Julie said the next agenda was pretty full and would include:

- 27 • Fire Department and Community Health;
- 28 • Local Cannabis Control Committee has an appointment;
- 29 • A legislative update from Heather Chase;
- 30 • Adoption of the local emergency management plan;
- 31 • Julie hoped Jim will have completed the review of the short-term rental policy. Arne said  
32 Preston had said there was only one application. Tim said his question was Cathy  
33 Hasbrouck mentioned the software showed 8 or 9 advertising that are not registered. Arne  
34 said the software would address issues as they showed up. Julie said it would be an  
35 enforcement issue. Tim asked for updates at the next meeting.  
36

37 Lee asked about Sandri doing remodeling and asked if there would be a drive thru. Julie didn't  
38 think a Dunkin' Donuts was going in. Lee mentioned it was the property they gave them a few  
39 years ago and both he and Arne thought they should have included a clause when they deeded it.  
40 Peter said property was put back on the Grand List and Julie agreed and added they also got a little  
41 money. Lee said they had made noise about it, and it wasn't happening.  
42

43 Julie gave Arne a letter thanking the Selectboard from the Snowmobile Club and in appreciation,  
44 they are hosting a landowner BBQ on Saturday, June 1<sup>st</sup> under the gazebo at the Chester recreation  
45 Julie noted they do it annually.  
46

**Agenda Item 17 Adjourn**

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2  
3  
4

Lee moved to adjourn, and Peter seconded a motion to adjourn. A vote was taken, and the motion passed, and the meeting was adjourned at 7:56 p.m.

DRAFT