

1 **TOWN OF CHESTER**
2 **SPECIAL SELECTBOARD MEETING**

3 **October 24, 2024 Minutes**

4 **Board Members Present:** Arne Jonynas, Lee Gustafson, Tim Roper, Arianna Knapp, Peter
5 Hudkins

6 **Staff Present:** Julie Hance, Town Manager

7 **Visitors Present:** Attorney James Carroll; Paul Bidgood

8
9 **Call to Order**

10
11 Chair Arne Jonynas called the meeting to order at 6:30 p.m.

12
13 **Agenda Item 1, Citizen's Comments**

14 Paul Bidgood provided a packet of information regarding Bailey Hill Road. Mr. Bidgood stated
15 that this is a summary of the research that he has previously provided to the Board. He continued
16 by comparing this situation with Bailey Hill Road to that of the Old Baltimore Road hearings held
17 several years ago.

18 Mr. Bidgood read the conclusion of his Summary into the record.

19 "As a discontinued road, the Bailey Hill Road should not be on the AOT Map.

20 The Bailey Hill Road should not be treated differently than how Chester treated other
21 previously discontinued roads such as the Old Baltimore Road, the Richardson-Trombley
22 Road, the Old Chandler Road and the Old Meadow Road and therefore the Bailey Hill
23 Road should be removed from the AOT Map.

24 The Bailey Hill Road should not be treated differently than how Cheser corrected the
25 records concerning the Coach Road, the Lovell Road and the Dodge Road and therefore
26 the recent concerning Bailey Hill Road should be corrected on the next COHM and
27 removed from the AOT Map.

28 Additionally, the Bailey Hill Road should be removed from the AOT Map so that: 1) the
29 abutters to this right of way have the full use and enjoyment of their property; 2) the corrupt
30 personal agenda of Mr. Jewett and Mr. Westine, of the very nature that ancient roads
31 specialist, Jonathan Croft of the Agency of Transportation, warned the House Committee
32 on Transportation of when Mr. Croft stated "we have concerns that towns may have
33 agendas or selectboard members may have agendas", has no effect and 3) the collusion that
34 the court observed to "extinguish his rights to the road and to foster agenda that would
35 make VAST able to exploit his situation to a greater degree than they had before because
36 of his complaints about them" ends."

37
38 **Agenda Item 2, Executive Session re: Bailey Hill Road**

39 A motion was made by Arianna Knapp to find that premature general public knowledge of
40 confidential attorney-client communications made for the purpose of providing professional legal

1 services relative to the matter involving the Bailey Hill Road would place the Town of Chester at
2 a substantial disadvantage. Seconded by Lee Gustafson. Motion passed.

3
4 Lee Gustafson moved to enter into executive session, pursuant to 1 V.S.A. §313(a) for the
5 purposes of receiving and discussing the town's legal strategy on Bailey Hill road. This motion
6 includes inviting in Attorney Jim Carroll and Town Manager Julie Hance. Seconded by Arianna
7 Knapp. The motion passed. The Board entered into Executive Session at 6:39 p.m.

8
9 A motion was made by Lee Gustafson to exit Executive Session at 7:53 p.m. Seconded by Tim
10 Roper. The motion passed. No action was taken.

11
12 **Agenda Item 3, Executive Session re: Verizon Contract**

13 A motion was made by Lee Gustafson to find that premature general public knowledge of
14 contract negotiations as well as confidential attorney-client communications made for the
15 purpose of providing professional legal services relative to the legal matter involving an
16 amendment to a lease agreement with Verizon Wireless would place the Town of Chester at a
17 substantial disadvantage. Seconded by Arianna Knapp. The motion passed.

18
19 A motion was made by Lee Gustafson to enter into executive session, pursuant to 1 V.S.A.
20 §313(a) for the purposes of receiving and discussing an amendment to a lease agreement with
21 Verizon Wireless. This motion includes inviting in Attorney Jim Carroll and Town Manager
22 Julie Hance. Seconded by Arianna Knapp. The motion passed. The Board entered Executive
23 Session at 7:54 p.m.

24
25 A motion was made by Lee Gustafson to exit Executive Session at 8:16 p.m. Seconded by
26 Arianna Knapp. The motion passed. No action was taken.

27
28 **Agenda Item 4, Executive Session re: Public Official**

29 A motion was made by Tim Roper to enter Executive Session to obtain legal advice regarding a
30 public official. This motion includes inviting in Attorney Jim Carroll and Town Manager Julie
31 Hance. Seconded by Lee Gustafson. The motion passed. The Board entered Executive Session
32 at 8:17 p.m.

33 A motion was made by Tim Roper to exit Executive Session at 8:54 p.m. Seconded by Arianna
34 Knapp. The motion passed. No action was taken.

35
36 **Agenda Item 5, Executive Session re: Thompson Road**

37 Arne Jonynas asked Peter Hudkins if he had any conflicts of interest on this project since he hays
38 this property and has had communication with the property owner involved. Peter Hudkins
39 expressed that he does not feel that he has a conflict.

40
41 A motion was made by Lee Gustafson to find that premature general public knowledge of a real
42 estate transaction as well as confidential attorney-client communications made for the purpose of
43 providing professional legal services relative to the legal matter involving the purchase of an

1 easement for the relocation of Thompson Bridge and road would place the Town of Chester at a
2 substantial disadvantage. Seconded by Arianna Knapp. The motion passed.

3
4 A motion was made by Lee Gustafson to enter into executive session, pursuant to 1 V.S.A.
5 §313(a) for the purposes of reviewing and discussing the potential purchase of an easement for
6 the relocation of Thompson Bridge and Road. This motion includes inviting in Attorney Jim
7 Carroll and Town Manager Julie Hance. Seconded by Arianna Knapp. The motion passed. The
8 Board entered Executive Session at 9:01 p.m.

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10 A motion was made by Tim Roper to exit Executive Session at 9:42 p.m. Seconded by Lee
11 Gustafson. The motion passed. No action was taken.

12
13 **Agenda Item 6, Adjourn**

14 A motion was made by Lee Gustafson to adjourn at 9:43 p.m. Seconded by Tim Roper. The
15 motion passed.