

TOWN OF CHESTER
WATER COMMISSIONER'S MEETING
May 2, 2018

1. Citizen's Comments:

There were no public comments.

2. Water Rate:

David Pisha stated that the town needs to achieve 1% of the median household income, or \$60.00. This is being accomplished by incremental increases.

A motion was made by Heather Chase to raise the water rate by \$2.00, increasing from \$52.00 to \$54.00. Seconded by Ben Whalen. The motion passed.

3. Adjourn:

A motion was made by Dan Cote to adjourn. Seconded by Heather Chase. The motion passed.

TOWN OF CHESTER
BOARD OF SELECTMEN

May 2, 2018
Minutes

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

VISITORS: Shawn Cunningham; Julie Hance; Gary Rapanotti; Derek Suursoo; Gladys Collins; Jim Collins; Patrick Adrian; Bob Flint; Richard Poston; Kathryn Poston; Daniel Cook

The meeting was called to order at 6:35 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 March 15, 2018 Selectboard meeting. Seconded by Dan Cote. The motion passed.

A motion was made by Lee Gustafson to approve the minutes of the April 18, 2018 Selectboard meeting as amended. Seconded by Heather Chase. The motion passed.

Lee Gustafson noted that the Town of Chester needs correcting in the Title.

A motion was made by Lee Gustafson to approve the minutes of the April 26, 2018 Selectboard meeting as amended. Seconded by Dan Cote. The motion passed.

The Town of Chester needs correcting in the Title.

2. CITIZEN'S COMMENTS:

There were no citizen's comments.

3. OLD BUSINESS:

Implementation Committee: David Pisha stated that the committee still meets on the 2nd Tuesday of each month, with the exception of May which will be on May 14th.

EMS Building Committee: David Pisha stated that this is an agenda item for tonight.

Salvage Yard Ordinance: David Pisha indicated that this is on the agenda for this evening.

Information Booth: David Pisha stated that this is on the agenda for tonight. Jim Carroll has indicated that the Board should make a motion to accept the building.

Sunoco Transfer: David Pisha stated that Jim Carroll is working on the Deed transferring the title to the property and reserving the town an easement.

Arne Jonynas questioned the town property next to the high School. David Pisha stated that the deadline is now June 1 for the town to identify the boundaries for the extraction site. He stated that he, Naomi and Graham will be walking the property on Thursday at 1:00 p.m.

Arne Jonynas stated that the tow building at the Pinnacle is almost completed. He is very pleased with the building and the work that John Wright has done. Gary King has requested that the town do some clean up work of brush around the building.

4. WINDHAM & WINDSOR HOUSING TRUST:

Daphne Okumus was present from the Windham & Windsor Housing Trust to discuss their programs. A copy of the presentation is attached to these minutes.

Arne Jonynas questioned how many towns in Windham and Windsor County take advantage of these services. Daphne stated that she is not sure of the numbers. Arne Jonynas also noted that there are several programs offered by the Housing Trust and this one deals mostly with single family homes. Daphne noted that some apartments can be eligible.

Daphne stated that Windham & Windsor Housing Trust has a relationship with other organizations that they can help make the connections with. This particular program deals with income sensitivity.

Arne Jonynas reiterated the importance of this program to the communities. Daphne further explained that this program can also help individuals move into a home ownership position.

5. ECONOMIC DEVELOPMENT POLICY:

Heather Chase stated that she would like to see a copy of the old policy. David Pisha stated that he has been working on the rewrite of the Development Fund Policy. He then reviewed the most important changes.

A section has been added relative to the Village Center Area and its improvements being a priority. David Pisha indicated that the review of applications has been changed to be more in-house instead of the CEDC.

Bob Flint stated that the Development Fund Policy is focused to allow Chester to better utilize its revolving loan funds. The ideas in this policy have been brought about by the Master Plan process. Specifically, canopy improvements and streetscaping improvements, etc. The new policy also puts forth a mechanism that allows people to gift to the town. Arne Jonynas noted that this new policy offers potential grants, which is a big change. David Pisha stated that this would be for items such as the canopy plan.

Heather Chase questioned what brought about the changes. Bob Flint confirmed that it was old and needed updating and new ideas were brought about by the Master Planning process.

Heather Chase stated that she would like to have the confidentially section include all of the parties involved, not just the Selectboard.

David Pisha also explained that this policy is part of a much larger Economic Development plan. Bob Flint confirmed that this is the beginning of providing the town the tools necessary to draw businesses to the area. Dan Cote expressed his support of the policy and the direction that the plan is heading.

Lee Gustafson confirmed that the administration of this policy is not a burden on the town staff.

It was agreed to have this on the next agenda.

6. EMS BUILDING COMMITTEE UPDATE:

Lee Gustafson provided an update from the EMS building committee. He indicated that they have met 3 times. They have reviewed the needs of all departments as well as the

wants. Lee Gustafson stated that the town owns two separate properties, the town garage land and the Pleasant Street land. The committee is looking at both properties.

The committee is reviewing previous plans for the Pleasant Street property and seeing if they might be adapted to fit today's needs. The committee is reviewing the use, life span and ease of construction for each location. David Pisha stated that a code compliance engineer will be reviewing the town garage for needed improvements. ServPro will also be providing an estimate on cleaning the town garage.

Arne Jonynas stated that these meetings are open to the public. The next meeting is May 14 at 3:30.

Heather Chase questioned the timeline. Lee Gustafson stated that he is hoping to have some direction within a couple of months. He stated that he is very pleased with how well the department heads are working together.

7. SALVAGE YARD ORDINANCE:

Dan Cote stated that he does not feel that there is enough language relating to safety of personnel and environment. Ben Whalen stated that Jim Carroll's presentation suggested that some things remain vague because they are covered by State Statute. Dan Cote expressed that he would like for this policy to cover more than the Salvage Yard.

The Board discussed the definitions. Derek Suursoo questioned (H) "bona fide and ongoing agricultural operation" and that it needs to be defined. He also suggested that "unregistered mobile home" in (I) should be clarified to also state RVs.

Section 2 (A). Gary Rapanotti questioned this language. Arne Jonynas suggested that this is stating that if you can't see it, it doesn't apply. Gary Rapanotti suggested that "along the highway" should be removed. It was noted that this should be mentioned to Jim Carroll.

Lee Gustafson stated that philosophically the purpose of this policy is to clean up rights of way, unsightly properties and health hazards. Discussion continued about the limits of this policy and what protects the property owner who has a pile of tires behind his barn and that is it. The Board further discussed not enforcing issues that are covered by the State and bearing that liability. The purpose is to help with concrete issues not aesthetic issues.

The Board asked for Jim Carroll to provide a modified definition of "Salvage Yard" to clarify that this cannot be used for properties with minimal junk. The Board also asked if it is a good idea to connect this ordinance to zoning.

Section 4 – Enforcement. Section C should be amended to add that there is a process in place prior to the Notice of Violation. This process would set forth a conversation about establishing a plan for cleanup.

Ben Whalen asked David Pisha to contact ANR about the Route 11 West and Route 10 properties.

8. AMBULANCE ASSISTANT POSITION:

David Pisha stated that Dan Cook has approached him about replacing the Ambulance Assistant position. He stated there are trends that are supporting the position. Trend increases are in both fees and calls. Dan Cook noted these trends are in the hospitals as well as EMS.

Dan Cook discussed the mutual aid relationship. Since he is the only day time person available, it does not allow Chester to fulfill its mutual aid requirements. Ben Whalen questioned how the full time position works with mutual aid. Dan Cook stated that Ludlow now has 4 full time ambulance personnel so the need for Chester to go to Ludlow will be reduced.

Heather Chase indicated her concerns that the ambulance services may be needed more once the health center closes in town.

The Board discussed what this person will be doing during the down time. Dan Cook stated that there is training and mandates that have to be managed. This is done during the day by this position. Heather Chase suggested that this person could also be a deputy health officer.

Arne Jonynas questioned the last time there were discussions with Springfield regarding coverage. Dan Cook noted that there was discussion a couple of years ago and Springfield felt they were too busy.

9. INFORMATION BOOTH TRANSFER:

A motion was made by Heather Chase to accept the offer from the Okemo Valley Regional Chamber of Commerce to transfer the information booth to the Town of Chester. Seconded by Lee Gustafson. The motion passed.

10. SIGN TAN NOTE

It was noted that the dollar amount reflected on the Note is incorrect. It states \$650.00 and should be \$650,000. David Pisha will contact David Olson to get a corrected Note. The Board agreed that they will stop in and sign the corrected Note once received.

A motion was made by Heather Chase to sign the Promissory Note in the amount of \$650,000 once the corrected copy has been received. Seconded by Lee Gustafson. The motion passed.

A motion was made by Dan Cote to sign the Line of Credit which accompanies the Tax Anticipation Note. Seconded by Heather Chase. The motion passed.

A motion was made by Lee Gustafson to sign the Non Arbitrage Certificate. Seconded by Heather Chase. The motion passed.

11. EXECUTE MVP CERTIFICATES OF RESOLUTION:

A motion was made by Heather Chase to sign the Resolution for the HRA with MVP. Seconded by Ben Whalen. The motion passed.

A motion was made by Dan Cote to sign the Resolution for the FSA with MVP. Seconded by Lee Gustafson. The motion passed.

A motion was made by Lee Gustafson to authorize David Pisha to sign the Execution Agreement for the HRA and FSA. Seconded by Heather Chase. The motion passed.

12. NEW BUSINESS:

The Board agreed to have the Chester Development Fund Policy and the Salvage Yard Policy on the next agenda.

Heather Chase requested that a representative from Springfield Hospital be at the next meeting to discuss the closing the of the clinic.

Lee Gustafson stated that Chief Cloud indicated to him that he was not contacted by Pike Industries regarding the paving project that is taking place. David Pisha stated that he will talk with Chief Cloud about this.

13. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Dan Cote. The motion passed. The meeting adjourned at 9:43 p.m.

Julie Hance
Secretary of the Select Board

Ben Whalen
Clerk of the Selectboard