

TOWN OF CHESTER  
BOARD OF SELECTMEN

February 21, 2018  
Minutes

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

VISITORS: Gary Gibbs; Remus Preda; Mary Semones; Larry Semones; Nancy Eddy;  
Bruce Genereaux; Lyza Gardner; Shawn Cunningham; Tory Denis; Tim  
Roper; Daniel Cook; Julie Hance

The meeting was called to order at 6:30 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 January 8, 2018 Selectboard meeting. Seconded by Heather Chase. The motion passed.

A motion was made by Ben Whalen to approve the minutes of the January 17, 2018 Selectboard meeting. Seconded by Lee Gustafson. The motion passed.

2. CITIZEN'S COMMENTS:

There were no citizen's comments.

3. OLD BUSINESS:

Development Fund: David Pisha stated that this is on the agenda for tonight's meeting.

Implementation Committee: David Pisha stated that the first meeting of the Implementation Committee was held on February 13.

EMS Building: David Pisha stated that Claudio Veliz hopes the Board will consider a special meeting to review the Feasibility Study. The Board agreed and will discuss the date under New Business.

Yosemite: David Pisha stated that Jim Carroll has indicated that the paperwork for Yosemite is sitting before the judge awaiting signature.

Salvage Yard Ordinance: David Pisha stated that Jim Carroll will be at the next meeting to discuss the Salvage Yard Ordinance.

4. CHESTER DEVELOPMENT FUND:

Remus Preda and Gary Gibbs were present from People's Bank. Gary Gibbs discussed the account summary for the Chester Development Fund. The 29 month synopsis shows a substantial increase since the market was very strong in 2017. The town received a 10% return. They are anticipating that bond returns will stay stagnant and the equity will stabilize. Interest rates are also on the rise slowly. This will break the 30 year decline trend.

Gary Gibbs stated that the risk to this portfolio is bonds as interest rates will be rising. He indicated that they intend to continue following the investment policy statement. If there are rising or immediate concerns, they will be in touch.

The Board discussed the possible need to draw approximately \$30,000 from the fund for the zoning audit and the Wayfinding plan.

Arne Jonynas questioned the fees and how that works. Gary Gibbs explained that for the past 12 months, the fee has been approximately \$3,700.00. The rate is approximately 1.1%. The rate will increase at the \$1 million threshold which the combined investments are close to reaching. Their fees increase and decrease with the amount of the funds.

Gary Gibbs and Remus Preda both expressed that they do not have great concerns with the market as the town is invested for the long term.

Dan Cote questioned the use of these funds. Gary Gibbs explained that spending 3½% is sustainable. Over 7% starts to jeopardize the funds. Also, drawing as needed is an option as well. Gary also suggested that there is an opportunity to reach out to individuals to leave money to the town. The town has now shown prudence in their investment and the funds would not evaporate into the general fund.

5. CHESTER SOLAR FARM LETTER:

Bruce Genereaux was present representing Eddy Road Solar, LLC. He stated that they are early in the application process for a 500 panel solar ray on approximately 3 ½ acres on Potash Brook Road. The credits will go to a GMP customer in the area.

He stated that he is seeking a signature on a "preferred site" letter. This letter would also need to be signed by the Chester Planning Commission as well as the Regional Planning Commission. "Preferred" means that it is reimbursed at a slightly higher rate. The laws provide an incentive to develop solar fields in underutilized areas, such as gravel pits and brownsfield sites. This keeps the use of prime ag land open for agricultural use.

This site will provide additional tax revenue to the town. There would be approximately \$4-5,000 in additional tax money to the town. There is a tax that the State of Vermont benefits from as well. An additional benefit of this particular site is that it is not visible from the road as the land has a natural depression. The mild visibility is from the old farmhouse on Eddy Road. There is screening anticipated at this location.

Bruce Genereaux would like to receive the letter by April 1 signed by all 3 entities. Heather Chase stated that she would like to see the property. Larry Semones stated that board members can come up at any time and walk the property with him. He also explained the history of the property and the large depression that exists there.

Tom Kennedy stated that the RPC has done many of these letters. They have found it very helpful to hold a site visit with all three entities and the developer. The neighbors should be invited as well as Green Mountain Power. Tom Kenney stated that the RPC will coordinate the site visit sometime early March.

6. ZONING ADMINISTRATOR APPOINTMENT:

Arne Jonynas stated that Michael Normyle has been the interim Zoning Administrator for almost a year. The position was advertised and the Planning Commission conducted all interviews. They are now recommending the appointment of Michael Normyle for the remaining 3 year term to expire in 2020.

Heather Chase stated that she would like to better understand the position of Zoning Administrator and how this position can be better managed. Following discussion, it was agreed to have Jim Carroll discuss this when he is here at the March 7 meeting.

7. SIGN ANNUAL DOCUMENTS:

Certificate of Highway Mileage: The Board signed the Certificate of Highway Mileage.

Tax Map Maintenance Proposal: A motion was made by Ben Whalen to approve the Tax Map Maintenance Proposal at \$2300.00 plus \$15.00 per adding building. Seconded by Heather Chase. The motion passed.

No Appeal or Suits Pending: The Board signed the No Appeal or Suits Pending.

8. LIQUOR LICENSE:

1<sup>st</sup> Class Liquor License:

The Board signed the First Class Liquor Licenses for the American Legion, Free Range Restaurant and MacLaomainns Scottish Pub.

2<sup>nd</sup> Class Liquor License:

The Board signed the Second Class Liquor Licenses for Dollar General and Sandri, Inc.

Outside Consumption Permit:

The Board signed the Outside Consumption Permits for American Legion and MacLaomainns Scottish Pub.

9. ENTERTAINMENT PERMITS:

The Board signed the Entertainment Permit for The American Legion with times of 8:00 a.m. – 1:00 a.m. all days of the week.

MacLaomainns requested a time of 11:30 a.m. until 1:00 a.m any of the 7 days, but not all of the days. The Board signed the Entertainment Permit.

The Board requested that in the future they would like to know if there are changes to the Entertainment Permit from what was previously approved.

10. NEW BUSINESS:

The Feasibility Study should be presented at the March 21 meeting.

Lee Gustafson stated that he would like to follow up with soliciting funds from Chester residents. There may be an opportunity to announce this at Town Meeting. Heather Chase stated that she would like to have a strategy in place first.

Arne Jonynas suggested that there be a presentation from the Trustees of Public Funds regarding their funds at some future meeting.

Lee Gustafson mentioned that there was a request to create a donation policy as well as a fund balance policy. In addition, Lee Gustafson mentioned again a hydrant clearing policy. David Pisha stated that there is a procedure in place and he will write it up.

Lee Gustafson stated that he also had written down a question relative to the number of incidents that involve the town canine. Arne Jonynas stated that he would like to see this lumped together with a department head presentation in the future.

Ben Whalen and Dan Cote stated that they will not be at Town Meeting. Dan Cote stated that he will not be at the 21<sup>st</sup> meeting. Heather Chase stated that she will also not be at the meeting on the 21<sup>st</sup>. The Board agreed that it will discuss the 21<sup>st</sup> meeting at their next meeting

11. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Heather Chase. The motion passed. The meeting adjourned at 8:13 p.m.

Julie Hance  
Secretary of the Select Board

Ben Whalen  
Clerk of the Selectboard