

TOWN OF CHESTER
BOARD OF SELECTMEN

March 21, 2018
Minutes

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

VISITORS: Claudio Veliz; Matt Wilson; Dan Cook; Graham Kennedy; William Lindsay; Scott Wunderle; Lauren Ingersol; Julie Hance; Robert Miller; Steven Sykes; Frank Bidwell; Ron Chute; Nancy Chute; Gary King; Lillian Willis; Derek Suursoo; Donna Allen; Steve Vertefarille

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 March 15, 2018 Selectboard meeting. It was agreed that there were only 3 members present and that Ben Whalen was not present at the last meeting therefore could not vote on the minutes. The minutes were moved to the next meeting for approval.

2. CITIZEN'S COMMENTS:

There were no citizens comments made.

3. CANOPY PROJECT:

Scott Wunderle was present to provide an overview of the Canopy Management Plan project. A copy of the Power Point Presentation is attached to these minutes.

Scott Wunderle explained that the context of this project was to identify areas where canopy should be removed, improved or new plantings. He did clarify that some of the plantings and suggested work are on private land. He ensured everybody that nothing will be done on private property without the approval of the landowner.

Scott Wunderle stated that the report includes a history of the area, suggested types of trees for planting, watering and tree care instructions as well as maps demonstrating the trees that are to be planted or removed the suggested type.

Scott Wunderle explained that there is also a method of cataloging new plantings via an internet database. He also mentioned that the committee took consideration of not blocking historic buildings that are visible. Scott Wunderle reviewed the maps and the

recommended work. He also stated that this plan suggests a composting plan for the town.

Graham Kennedy asked that attention be paid to the large trees being planted around water lines and the sidewalk system as the root system can damage the existing infrastructure.

Arne Jonynas questioned the prioritizing of work to be done. Scott Wunderle stated that the red boxes are considered priority projects. These are mostly tree removal or pruning. Discussion also ensued regarding an inventory system and if it could be integrated with the existing inventory.

Frank Bidwell stated that there are 2 trees on property next to his. One tree is already down and the other is dead. He questioned the liability to the town if we are aware of a dead tree and don't remove it.

Gary King stated that the Canopy project is part of a much larger picture, especially in the Depot area. He is hopeful that some of these ideas will be implemented.

4. EMS/TOWN GARAGE FEASIBILITY STUDY:

Claudio Veliz and Robert Bucham were present to answer questions relative to the Feasibility Study for The Emergency Services Building and Town Garage.

Lee Gustafson discussed the overall approach to the Feasibility Study. Claudio Veliz clarified that the instructions to him were to focus on town properties.

Arne Jonynas questioned the transition between the old and new buildings. Claudio Veliz stated that the logistics relative to moving buildings will be the responsibility of the project management firm as the buildings are not designed yet. Claudio Veliz clarified that there is ample space to build the new buildings while the old buildings are standing.

Arne Jonynas questioned any reuse of the existing infrastructure. Claudio Veliz stated that there is an opportunity to reuse the internal framework of the existing building for the purpose of constructing a salt shed/pole barn.

Graham Kennedy stated that his primary concern was during the construction of the new buildings. Discussion ensued. Claudio Veliz explained that if the buildings were constructed as he configured them, it would allow old and new buildings to be standing at the same time.

Claudio Veliz stated that the 2 main restrictions relative to the wetlands buffer is both non-permeable paving and building construction. Graham Kennedy expressed great concern about this because this causes the loss of a large amount of land. Robert Bucham stated that there are options for creating a permeable surface that can be used for vehicular traffic.

Arne Jonynas questioned the time frame of constructing a project like this. Robert Bucham suggested that a couple of construction seasons would be likely. Claudio Veliz indicated that the project will be 2 buildings, but they are basically garages with a couple of extra rooms and the buildings are very similar to each other. He suggested that if the project began in the spring and was closed in late fall, the interior work could be done through the winter.

Discussion ensued regarding the additions needed for the fire department. Claudio Veliz explained that all potential carcinogenic materials must be kept and maintained separately.

Arne Jonynas questioned the design phase. Claudio Veliz stated that the design team will get together with department heads and will confirm all needs, the functions and the relationship to the overall project. The design phase will create a design that can be used for the purposes of construction.

It was discussed that the transition from one building to another should be a priority given to the design team that is selected. It is critical that all departments be able to function while the construction is taking place.

Claudio Veliz suggested that this process remain very transparent during the design phase and include the community as much as possible.

5. ESTABLISH EMS BUILDING COMMITTEE:

Arne Jonynas suggested that an official committee be formed so that all discussions are public, with agendas and minutes so that the community can be involved.

Arne Jonynas suggested that the committee consist of the three department heads, town manager and Lee Gustafson.

A motion was made by Ben Whalen to establish an EMS/Town Garage Building Committee with members being David Pisha, Lee Gustafson, Dan Cook, Graham Kennedy and Matt Wilson. Seconded by Lee Gustafson. The motion passed.

6. CHESTER SOLAR FARM SITE LETTER:

Arne Jonynas stated that a few Selectboard members visited the site being proposed for a solar farm on Eddy Road and a presentation was done at the last meeting. He explained that the landowners are requesting the Selectboard to sign a preferred site letter for this project.

A motion was made by Ben Whalen to authorize Arne Jonynas to sign the preferred site letter for the Eddy Farm Solar Project. Seconded by Lee Gustafson. The motion passed.

7. DRB & PLANNING COMMISSION APPOINTMENTS:

A motion was made by Lee Gustafson to appoint Naomi Johnson to the Planning Commission for a 3 year term, Carla Westine to the Development Review Board for a 3 year term and Gary Coger to the Development Review Board for a 3 year term. Seconded by Ben Whalen. The motion passed.

8. PAPER OF RECORD:

Arne Jonynas stated that the Message and the Vermont Journal have both submitted bids for the paper of record. He stated that the town spends about \$12,900 on advertising for the year.

Robert Miller from the Vermont Journal presented his bid. He stated that the Vermont Journal has dramatically improved their website which is getting a lot of usage. The website is also mobile friendly. He indicated that they have gone from 800 visitors per month to 86,000 per month. Robert Miller stated that the legal ads are also put onto the website as well as the paper for no additional cost. The bid for the Vermont Journal is \$11.00 per column inch. The other item they offer to the town is a late deadline. Robert Miller stated that he would like to have the business of Chester back.

Donna Allen was present from The Message. She stated that the Message and the Eagle Times feel that they have done a good job this past year. She stated that the Message has a website as well and online publication. Donna Allen stated that she will allow a late deadline until Monday at 5:00 p.m. The bid was submitted at \$9.50 per column inch.

Ben Whalen stated that he appreciates the conversation that we have had. Lee Gustafson agreed.

A motion was made by Ben Whalen to appoint the Vermont Journal as the paper of record. Seconded by Lee Gustafson. The motion passed.

Ben Whalen questioned where the legislature is at with the electronic paper of record. Shawn Cunningham stated that it has not happened yet but that it will in time.

Lee Gustafson commented that advertisements are often published in more than one publication. He asked Julie Hance to keep track if the process has become easier with the Message.

9. SIGN AT&T CONTRACT AMENDMENT

David Pisha stated that there is a lease amendment to the AT&T contract. He indicated that he has spoken with US Cellular about moving their equipment and this is being worked out.

David Pisha stated that the amendment increases the annual rent from \$6,000 per year to \$11,000 per year. This \$11,000 per year will escalate by 3% per year.

A motion was made by Lee Gustafson to sign the First Amendment to Lease Agreement with New Singular Wireless. Seconded by Ben Whalen. The motion passed.

A motion was made by Lee Gustafson to authorize David Pisha to sign the Agreement. Seconded by Ben Whalen. The motion passed.

10. NEW BUSINESS:

Lee Gustafson reminded David Pisha about the hydrant policy.

Lee Gustafson thanked the Highway Department for their work this winter season.

David Pisha reminded that Jim Carroll will be at the next meeting to discuss the budget committee, salvage yard, zoning administrator and Yosemite update.

11. ADJOURN:

A motion was made by Lee Gustafson to adjourn. Seconded by Ben Whalen. The motion passed. The meeting adjourned at 8:10 p.m.

Julie Hance
Secretary of the Select Board

Ben Whalen
Clerk of the Selectboard