

TOWN OF CHESTER
BOARD OF SELECTMEN

October 11, 2017
Minutes

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

VISITORS: Shawn Cunningham; Julie Hance; Michael Behn

The meeting was called to order at 6:30 p.m. by Chairman Jonynas. He then asked every one to stand for the Pledge of Allegiance.

There were no additions or deletions to the agenda.

1. CITIZEN'S COMMENTS:

There were no citizens comments.

2. PLANNING COMMISSION APPOINTMENT:

A motion was made by Lee Gustafson to appoint Cheryl Joy Lipton to the Planning Commission with a term ending March, 2018. Seconded by Ben Whalen. The motion passed.

3. DRB APPOINTMENT:

A motion was made by Lee Gustafson to appoint Gary Coger to the Development Review Board with a term ending June, 2018. Seconded by Dan Cote. The motion passed.

4. DECISION RE: OFFER FROM SANDRI COMPANY:

An appraisal was done by Sandri Corporation with a value of \$5,000. An offer was made for \$5,500.00 with a contingency that a DRB permit be allowed. The Board refused that offer. A second offer was made in the amount of \$15,000 with a contingency of approval for the DRB permit. The Selectboard had concerns about the contingency of obtaining a permit. Michael Behn stated that the contingency has been removed from the offer.

Ben Whalen questioned the intention for the building. Michael Behn presented the Board with a site plan for the property. The gas tanks are being replaced at this time with only 3 dispensers. The side of the building will be left open. If there is a Dunkin Donuts added, there will be a drive thru around the back of the building. The internal configuration will change if a drive through is added.

It is the intent that the interior and exterior of the building will be remodeled. The changes being made will depend on the outcome of the DRB permit. Heather Chase questioned Sandri's view of the town/corporation relationships. Michael Behn stated that they try very hard to be community minded. He stated that they will employ local people and will be part of the town. He also stated that Dunkin Donuts is very community minded. Michael Behn stated that they are also adding a non-ethanol station for the snowmobile club. They also are willing to design their renovations to match Chester's historic character.

Michael Behn clarified that Sandri will pay for the legal fees for the town. They will not be using the side of the property because of the flow of traffic. There will also be a landscape barrier between the Sunoco and the Diner.

A motion was made by Dan Cote to approve the sale of the town property behind the Sunoco Station as identified on the site plans for the sum of \$15,000 with the contingencies that all legal and engineering fees are paid for by Sandri. Seconded by Lee Gustafson. The motion passed with Heather Chase voted in the negative.

Ben Whalen stated that he has heard of an interest in the creation of a river walk behind this property. The Board agreed that this really is not a safe place for people to be walking. They are thankful that Sandri is willing to clean up the property.

5. SIGN REVISED LIBRARY LOAN DOCUMENT:

Julie Hance stated that the words, "Interest payable semi-annually on April 16 and October 16 of each year, commencing April 16, 2018" needed to be added to the Capital Note. The Board signed the amended document.

6. ADJOURN:

A motion was made by Dan Cote to adjourn. Seconded by Ben Whalen. The motion passed. The meeting adjourned at 6:58 p.m.

Julie Hance
Secretary of the Select Board

Heather Chase
Clerk of the Select Board