

# TOWN OF CHESTER

## Board of Selectmen/Water Commissioners/Zoning Board of Appeals

### Meeting Minutes

January 22, 2018

Attendance: BOS-Chairman John Baldasaro, Vice-Chairman Barbara Huntoon, Clerk Rene Senecal, Town Administrator Patricia Carlino, Administrative Assistant Rosanne McClafin, Gene Watters, Bob Daley, John and Wilma Foley, Erin Patrick, Greg and Cindy Harrison, Norma McDonald, Terry Donovan, Michelle Kenney, Richard Small, Aytug Unaldi, Jeanne Leclair, Peter Spotts (Country Journal)

- I. Chairman Baldasaro called the meeting to order at 6:00 p.m. on January 22, 2018
- II. Minutes from meeting date December 11, 2017 were approved and signed.
- III. Minutes from meeting January 8, 2018 were approved and signed.
- IV. Warrants were approved and signed.
- V. Used car dealership license signed for Carl Baldasaro DBA Legacy Motor Cars.
- VI. Southern Hilltown 2018 CDB grant authorization signed.
- VII. Vice-Chairman Huntoon motioned to approve and sign Chester Theater lease agreement as presented, Chairman Baldasaro seconded, unanimous. Chester Theater lease agreement signed.

Clerk Senecal mentioned he had attended an event in the auditorium and noticed new scratches on auditorium floor, questioned if anyone knew what caused them. Discussion followed, no resolution.

At this time the meeting was running ahead of schedule and so moved forward on agenda.

Administrator Carlino Town Administrator (Item XIII) noted no progress regarding NEFF property, still waiting for response from NEFF attorney. Carlino presented 2018 Ambulance agreement requesting a 5 percent increase over 3-year period, Clerk Senecal motioned to accept and approve Ambulance agreement as presented, Vice-Chairman Huntoon seconded, unanimous. Ambulance Contract signed. Administrator Carlino also informed BoS that the library had been closed due to the boiler being inoperative.

Vice-Chairman Huntoon shared information provided by Treasurer Provost confirming the resolution of payroll deduction errors and proper interest credits to employee accounts.

Clerk Senecal to attend MassDOT public hearing February 8 regarding plan for MA Pike interchange.

- VIII. Aytug Unaldi: Proposed development of Birch Circle. Mr. Unaldi is seeking information from the BoS to determine if there is opposition to his proposals, this is a preliminary meeting for information purposes. Mr. Unaldi would like to build a year-round Ashram for the purpose of improving health by offering yoga, tai chi,

acupuncture and other alternative healing modalities as well as organic farming. Focus is on community living and working together. Preliminary design incorporates 10 buildings, 2 greenhouses, on-site waste water treatment operation, spa facility including pool, hot tub and massage therapy. All instructors and service providers will be certified or licensed as required, the facility would also provide detoxification and addiction treatment services. Mr. Unaldi also noted that the Ashram would support the local food pantry by providing organically grown vegetables and would also provide some services free to Chester residents. This is a non-profit organization with a 503C certification. Mr. Unaldi has been on the board of the Ananda Ashram in N.Y. for 12 years, the ashram was founded in 1964 and is very successful. Discussion followed, Chairman Baldasaro noted interest and no opposition from the Board and directed Mr. Unaldi to follow up with the Building Inspector and Planning Board for specific requirements. Michelle Kenney noted this may be a good replacement for the closed Kushi Institute in Becket.

- IX. Jeanne Leclair (Item IX) reported that Lieutenant Governor Karen Polito had come to Montgomery on January 16 to award an E&R Grant in the amount of \$42,000.00 to the Hilltown Collaborative for marketing and promotion of the Hilltowns and GRSD. Leclair explained that branding and logo development would be the first phase of the project, second phase would be the promotion of specific features, activities and amenities of the Hilltowns and phase 3 would be the implementation of digital print advertising. The project hopes to help attract new residents and second home owners, as well as providing information to the existing populous to stimulate economic growth. Jeanne Leclair also noted that Senator Adam Hinds had attended the “grand opening” of the Village Enterprise Center at 26 Main Street Chester. All in agreement that these events and actions are helping to continue progress related to the economic development for the Hilltowns
- X. Highway Superintendent Murray absent due to illness.
- XI. Department Heads: Board of Health Chairman Norma McDonald, and Richard Small, Fire Chief. Chief Small had to leave for an emergency call-out. Chairman Baldasaro inquired as to the needs and activities of the BOH. McDonald noted the board is still short one member, the BOH placed an ad in the Country Journal to recruit a new member but that all interested parties had withdrawn. Clerk Senecal suggested posting information in the “Watts News”. McDonald informed the Board that retired Pittsfield BOH inspector Calvin Joppru is willing to assist with housing issues, \$3500.00 was appropriated at Town Meeting for this service. She also stated the department needs additional funding and skilled personnel. McDonald shared that there were 36 homes sold in Chester last year needing Title V certification, and that the department is responsible food service inspections and code enforcements, housing issues and perc testing. The individual Board of Health members are paid \$1301.00 per year for their service. McDonald noted the amount of work required cannot be done in the time and BOH members volunteer time to complete responsibilities and to meet continuing education requirements. McDonald also offered that the Otis BOH agent receives \$6000.00 per year and is only responsible for restaurant inspections and perc testing. Chairman Baldasaro noted need for shared services/regionalization for this field. McDonald also feels that changing the position to an appointed position vs. elected would allow the Town to draw from a larger base and experienced, skilled candidates. Chairman Baldasaro feels that in order to streamline and professionalize services, the Town needs to look at multiple positions in this manner. Clerk Senecal noted this would allow service based on ability vs. popularity, ensuring better service.

Chairman Baldasaro moved discussion to the Harrison Title V issue. Mr. Harrison feels Title V inspection by Erin Kirchner in 2012 should have failed. He states the report is inaccurate, the location of the tank and D-box are not as indicated on the referenced report. He also stated the report/sketch conflicts with a report done in 2008 and feels he is "sitting on a fictitious report". He voiced concern for any liability he may have and questioned what/if any recourse he has. BOH Chairman McDonald noted that the BOH members are not certified for septic inspections and further stated that she cannot comment on Kirchner's report as they are friends and it would violate the code of ethics. McDonald noted the BOH/Town cannot be held responsible if the inspector was an independent contractor, she suggested Harrison have an independent inspection done. Clerk Senecal asked if Mr. Harrison had an attorney review the information at the time of purchase, Mr. Harrison noted the problem became apparent when he wanted to have his tank pumped. After lengthy discussion, Clerk Senecal suggested Mr. Harrison obtain a "non-transfer, volunteer inspection" to accurately determine the system status. This type of inspection is not a registered report and would not require repairs be made in the event of failure. Mr. Harrison requested consideration for the open position on the BOH.

XII. R. Duane Pease not in attendance (Tree cutting on Skyline trail).

\*\* Mary Anne Pease – Library: Clerk Senecal voiced appreciation from he and his wife to Mary Ann Pease as Tax Collector for her assistance. Vice-Chairman Huntoon also thanked Pease for her assistance and availability. Pease and 3 other members of the Library Committee were present to discuss the library's broken boiler issue. Property owner Henry Utzinger believes the boilers are "ours". The library committee does not want to purchase and install a new boiler as that would be a betterment to Utzinger's property-due to the fact that if the library is able to find a new location, they would not "take the boiler with them" and would remain as an improvement to the building. Pease also noted that Utzinger's mortgage dictates his duty "to maintain" the property on behalf of tenants. Pease requested authorization to submit related documents to Town Counsel for review, Board approved. She also informed the Board that the library committee had been researching new location options and had discussed the "hotel" or the old 'Haley Funeral Home'-which is in foreclosure-as options. Ms. Pease indicated possible loss of state aid if the library does not remain open. Discussion followed. Town Administrator Carlino to request Mr. Utzinger make appropriate repair.

Fire Chief Richard Small back in attendance. Noted "busiest" the department has been in 25 years, they have successfully "saved" all fire calls this season, and overall the department responded to 153 calls last year. Small informed the BoS Mike Canterbury will now be the Deputy Chief and the department has several new members-he has a "great crew". He would like to see a more universal (house) numbering system for emergency responders, many of the 'younger' members are not as familiar with the residents and addresses and it can be difficult to locate house numbers for response purposes. Small also noted the need for newer equipment- the engine now in service is 31 years old, and the tanker is 40 plus years old. Small has been working on budgeting for this purpose and is also pursuing grants. Additional discussion regarding enlisting a professional grant writer. Bob Daley asked about the Emergency Management Plan, Small indicated he is currently updating information for revised edition. He also noted the plan is primarily for the emergency response team members in the event of a disaster or emergency. The plan can be reviewed by the public-

requests to be made to Chief Small. The Board thanked Small for his dedication and service of 25 years, noting that Small has been Chief for 13 years.

**\*\* Michelle Kenney:** Becket spring closing. She has met with the Becket BOH Chairman hoping to develop a plan to keep the spring open. Becket had to decide to either decommission the spring or install a filtration system. Filtration could cost \$100,000.00 or more. Clerk Senecal stated that new DEP guidelines are very stringent. After discussion of possible causes for inspection failures, possible costs and liability, Michelle Kenney will attend additional meeting with Becket representative and report back to the Board.

Clerk Senecal asked for updates on the Hampden Street and MassWorks grants. Administrator Carlino responded regarding Hampden St and clarified that PVPC has provided proposals from several engineering firms for the Hampden St project for review by PVPC representatives, Administrator Carlino and Superintendent Murray for recommendations. At this time, a meeting has not been scheduled for this purpose. Administrative Assistant McClafin responded regarding the MassWorks grant for East River Rd. Preliminary contract information has been provided to Boston and is in order. Advertising for bidders for the project should be ready by end of month or early next month to provide for earliest possible starting date for construction. MassWorks representative will be in contact as soon as possible when they have contracts completed.

Citizen Comments: Bob Daley asked about possible use of GRSD's grant writer and status of the Community Compact IT Grant. Administrator Carlino clarified that PVPC is administering that grant and that they have it out to bid.

John Foley asked about the status of putting new STOP signs at the E. River and Bromley Rd intersection and making it a 4-way stop. Chairman Baldasaro said that you must petition the State and they has to do a survey. Additional discussion about options to improve safety of the intersection and possible application of reflective tape to improve visibility of stop signs.

Bob Daley asked about the school budget, referencing \$400,000 as part of staff development per MARS report, Chairman Baldasaro noted need for change but as of yet still unclear as to what changes will be made. Vice-Chairman Huntoon stated the need to "go after the State" for reimbursements owed to the Town.

Chairman Baldasaro referenced email from GNANI regarding a marijuana cultivation facility. Carlino to respond and provide information to Gnani LLC.

Administrative Assistant McClafin informed the BoS of depleted supply and repair account funds due to extensive repair costs for the F550 and the International dump truck.

There being no further discussion Chairman Baldasaromotioned to adjourn, Vice-Chairman Huntoon seconded, meeting adjourned 8:28 p.m.

NEXT REGULARLY SCHEDULED MEETING FEBRUARY 12, 2018 6:00 P.M.

Board of Selectmen Office-Chester Town Hall-15 Middlefield Rd Chester MA

Minutes submitted by: Rosanne McClafin

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John Baldasaro – Chairman

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Barbara Huntoon – Vice-Chairman

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Rene Senecal - Clerk