

Town of Chester
Board of Selectmen/Water Commissioners/Board of Appeals
Minutes of 8/6/18

Chairman Huntoon opened the meeting at 6:00 p.m. Warrants and information to be discussed and signed at the end of the meeting.

In attendance were the Selectboard, John and Wilma Foley, Bob Daley, Steve Cooper, Jeanne LeClair, Country Journal reporter.

1. Interview for Highway Superintendent Corey Sparks.

Questions: Why do you want this job. Corey stated he is familiar with most of the job description.

Budgets? Yes, to the extent he was responsible for budgeting for his department.

At this time the board asked for a few minutes to review Corey's resume again.

Familiar with big equipment? Yes. His department maintained and serviced their equipment. Familiar with hydraulic lines, did some repairs.

Catch basins? Yes, installed around the cemetery, town parks.

Familiar with road construction and road maintenance? Yes, as far as plowing and potholes.

Chapter 90? No

Plowing? Familiar with 1-ton dumpster

Mowing? Yes, but not over the guardrail mowing.

Welding? Yes, does some, but no formal training.

Grading? Uses backhoe/blades.

Familiar with OSHA regulations? Yes

Writing grants? No.

Chapter 90? No.

John B. discussed Chester roads and asked how he would prioritize with road money? Corey responded that he would first ride all over to become familiar with the roads, and then just rate them as 1, 2, 3. Depending upon the budget he has to work with.

Negotiating with vendors? Yes, to some degree when he had to purchase something for his department.

Why did he resign from Great Barrington? Personal reasons.

What is he doing now? Painting houses.

The Board thanked Corey for coming in and said they would be in touch.

2. Interview for Highway Superintendent Adam Hull.

Questions? Why do you want this job? Adam stated that he had been DCR for a long time and would like to move forward.

Budgets? He has done some minor budgeting.

Road maintenance & repair? He primarily maintains roads for access throughout the state park.

Heavy Equipment? He is familiar with telescopic boom. Part of hoisting license. Operates tractors, skid shins, trimmers, mowers and does the maintenance of them also. Over the guardrail mower, mini excavator.

Chapter 90? No.

CDL? Not at this time, but would like to apply for the license.

At this time Barbara explained the difference between private and public entities

Road work? Adam would take a ride, look for access issues first. Keep an ongoing log.

Supervision? Has had some supervision experience. He has different approaches to different things, may use smaller crews doing road and maintenance, others doing building projects.

Adam. Questioned the hiring process and how soon this could take place? The board responded it was taking its time in hiring, making sure they get the right person. Could be two weeks or two months. Rene stated he would like a bigger pool to choose from. They may have a second round of interviews. Plowing? Adam does have plowing experience through his work at Mass. Mutual. The Board thanked him for coming in.

3. Interview for Asst. Admin/Highway Admin position—Joanne Greybosh

Joanne gave a short reason for her applying for this position. Currently works in Blandford in the Water/Highway Depts., and does almost all the duties in the job description. She worked for the corporate world most of her career, but now would like to seek a quieter life. Upon questioning, she would be looking to keep her employ in Blandford, where she is also the Dog Officer. She has experience with writing grants, dealing with Chapter 90 paperwork, doesn't mind taking minutes. Upon questioning of how she would deal with the different departments and personalities, she explained it just goes with the territory. She does her job, doesn't offer opinions. How many hours is she now in Blandford? She doesn't have set hours, goes in when needed. Does all the bills, warrants, etc. Expectations here? \$20.00 per hr. Joanne then questioned if there would be any flexibility in the hours? 9-2 five days a week would not work as they effectively use up the whole day. Maybe Wed.-Friday, she could do 8-1 and meeting nights? The board would very much like to keep the stated hours of 9-2. The board thanked Joanne for her time and coming in.

4. Jason Costa: (Keystone Bluff, LLC)

Jason submitted a draft "Host Agreement" to the board. They took a few minutes to read through. He explained it was put together from the sample we had provided, and the guidelines from the CCC.

John B. questioned Sec. 4. Felt the whole section wasn't needed and asked that it be deleted. What is their plan if they should receive their license from the state? Hopefully they would begin renovations this fall, make their capital purchases and be ready to go by January.

Bob Daley stated that he too shares Rene's concern of "termination" and suggested some sort of performance bond?

Barbara explained that this is Chester's 3rd time around and hoping it's a charm. What's to prevent them from relocating? Jason explained they do not want to relocate, they want to stay in Chester. John B. asked what their anticipated goal was. Jason explained that the first 3-5 years was a little fuzzy. Is expecting around \$250,000. Years after \$300,000 to \$400,000 gross per year. They would be looking to establish this facility as a start up, with future plans of then expanding to an outdoor facility. Projection of profit? Somewhere in the 40-60% range. John B. thinks this a smart thing to do.

Jason explained some of the Host Agreement highlights. Additional charitable donations (not yet identified), but something like social Justice program, which is a state run program for technical assistance by performing community service.

Rene asked about the Community Impact fee or service. Needs to be defined how they will work that in. Keystone Bluff, LLC has a meeting with the electric light board on Aug. 14th. John B. feels that if they want to go ahead with retail, they should push for it in order to get their feet in the door. Jason said they were thinking of "delivery" as a corridor also.

Rene stated he would like to see something added to Sec. 7 regarding "other taxes", so as not to lose out on what could be owed to the town. A statement that the company would not seek tax relief. The board would also like to see section 18 regarding termination rewritten so as to protect the town should it happen. Jason will return next week with revised agreement to sign.

5. 7:20: At this time the Selectmen noted they had a Zoning board of Appeals Continuation of a meeting to hold. Darci Gasperini and her daughter had appeared to ask for a variance for property on Lyon Hill Rd.. The minimum lot frontage needed is 200'. Their lot only has 148'. , and they would like a variance to the frontage so that her daughter could build a house. Neighbors had attended the first night's meeting and did not have objection. A

question came up as to the size of the house proposed. And Mrs. Gasperini replied that it would be a small ranch. John B. moved to approve. Rene seconded. Unanimous.

6. Mark Sloser of Maynard Hill was in to complain about the noise from the Littleville Fair at 1:30 am this past weekend. Felt it was due to the truck pulls going way past the time they should have. He called the State Police, who came and shut them down. The board said they would speak to someone from the Board of Directors and ask them to come in. That certainly was unacceptable, but they should be able to fix this.
7. Jeanne LeClair. Stopped in to reiterate the fact that the Hilltown Collaborative had received a grant of \$75,000 for funding of the Visitors Center, which will be located in the old Carm's building. This money will be used to renovate the space. John B. spoke of a person with BB smokers experience who would be great if something was done in Chester for an event.
8. Annette LaMountain attended tonight on behalf of the Historical Commission. They would like to do something on behalf of Aldo Bizzazero, and were thinking of purchasing a bench for the town park, as well as moving the monument memorial from where it is over to the other memorial park. Also, maybe we could rename 2 Town Road to Aldo's Way. The board agreed these would be very nice things to do, and agreed to bring up renaming of the street at the next town meeting.
9. Rene presented the board with the first change orders for East River Rd. in regards to the culverts. This change order amounts to \$82,960 and is added to the amount submitted already in the contract. Rene moved to accept, Barbara 2nd. Unanimous. In addition Rene has spoken to the Contractor and it was agreed that the town would send a letter regarding a contact person from the Highway Dept. to be available to the contractor for questions or decisions (not including change orders) that might need to be made. Steve was asked if he would be responsible for this and he indicated he would be
10. Barbara had questions regarding the Ball field. The Rec committee was wondering if the highway department could use the tractor/brush cutter to do the ballfield, at least around the perimeter. Steve stated in his opinion this was not a good idea. Rene also suggested any mowing should be on East River Rd., which is a priority. Unfortunately the ballfield is neither a priority or emergency.

Crane Rd. Highway did a goo job. Further down needs a little more work. Ballpark looks good. Doing the best they can. One man down.

Pat has a couple of more places to call for the "tree".

John B. asked about "Mars" meeting this Thursday? Onbe man one vote issue.

Agreement for Irene Shedd. Attorney working on it. Need to make sure there is a "hold harmless" item in it.

Discussion of Blandford situation and what part Chester is playing in it. At this time we are extending our police coverage somewhat for Blandford while they look for an interim Police Chief. Se we recognize what is going on, that we ae reaching out. Our chief is helping out. Should this be a concern to residents, we want them to know we ae aware.

Admin Asst./Highway Asst; John B. stated we have a situation. Although he liked the candidate tonight he feels the woman from Hinsdale (Kathy Warden) would be able to come and hit the ground running, but we have a funding problem. Pat to call DOR and ask about the possibility of using leftover FY 2018 funds to move into the FY 2019 line item for this position to try and fund what we need. (Approximately \$14,000)

Bob Daley: 30 hr. work week? If we find the dollars needed, others may be upset.

J. Foley: Thought the candidate tonight was good. Why is the board locked into 5 days a week. Barbara explained that we need five day coverage. John feels that some of our "stipend" employees may feel slighted also. Barbara feels that the Blandford person is spread pretty thin, and the Hinsdale person can focus on us. Rene: Hinsdale person would be here. He also called Kathy Warden on the phone and asked her if she is still interested if we offered 30 hrs. at \$23.00 per hr. She told him she would be. John B: We will find the money somewhere.

Highway Superintendent candidates: Barbara stated that she felt that both candidates tonight were just not the right person. Discussion and conversation of this position. Decision to go another round of advertisements for Highway Super.

The Board signed minutes of 7/30/18 and warrants.

Rene: Reminder to Pat of the "short term notes" we will need for East River Rd. work.

John Foley: Hearing mixed messages about the Asst. Admin position, and what the Board wants that person to do, at least in regards to grant writing. Barb reiterated again about shared services in the future.

B. Daley? When is auditor coming? Will the finance committee have a chance to see the finished audit? Pat to send a copy.

Soccer Jamboree this Sat. 8/11/18. Parking?

John Foley spoke about some spots where it is hard to see, such as Bromley Rd, Skyline Trail, Top of Johnson Hill Rd.

Need to change the voice mail at the highway garage.

Bob Daley: Reported that the dump was broken into again over the weekend. Did anyone report it? Pat was Not aware, no one contacted the office. Had we thought about the transcription service he spoke of before? Possible could make a one time adjustment to stipends if Hinsdale person is hired at higher amount? Do we have the transfer station information together for the 27th?

There being nothing more to discuss, Barbara entertain a motion to adjourn, Rene seconded, Unanimous.

Meeting adjourned at 9:23 p.m.

Recording Secretary

Patricia Carlino, Town Administrator

Barbara Huntoon, Chairman

John Baldasaro, Vice Chairman

Rene Senecal, Clerk