

**Town of Chester Board of Selectmen/Water Commissioners and
Zoning Board of Appeals Agenda**

Monday, June 3 at 6:00 p.m.

Chester Town Hall, 15 Middlefield Rd Chester MA

Barbara opened the meeting at 6:00 p.m. Open meeting. Meeting minutes of 3/25/2019,4/29/2019 weren't completed at this time. Discussion and signing of warrants.

New Business

***ZBA Hearing for request for a special permit will be on the agenda: David Neal (owner), Renée Spizz & Robert Freund (tenants) of 17 Olin Avenue in Chester, MA 01011 wish to add a first- floor extension to the house totaling approximately 625 sq. ft. A zoning variance is required because the house is built on a non-conforming location. The proposed addition will not be any closer to the property lines than the current non-conforming location.** Renee said there was an addition planned for the back of the house that she and Robert Freund rent from David Neal. It is in the same footprint of the current deck. There will be no approach to the stream and the contractor will be putting in waddles parallel all around the site. The contractor would like to put in a foundation rather than piers, since it is better for insulation and structure. Conservation Commission has reviewed the site along with Mark Stinson from DEP and okayed the project. Kathy Engwer, a neighbor, was there to support the project. Kathy is okay with both the project and the contractor using a foundation instead of piers. John made a motion to allow the project as stated, Barbara seconded the motion as stated; All voted aye. John and Barbara are both in favor of the project being built with a foundation instead of piers.

***Vote to approve/disapprove Ace Solar of North Andover being awarded contract for installation of Solar Panels at Fire Station #1, Highway Garage main building and Highway Dept Equipment Shed.** – Kathe said Erica Johnson from Pioneer Valley Planning Commission asked for a vote for the award. Barbara asked if PVPC was good with this company. Kathe said they were the only ones to bid on the project and PVPC was okay with the company. Motion made by Barbara, seconded by John; all voted aye.

***Discussion and awarding of the Frank D Hamilton Scholarship and Theodore Steinhard Scholarship** – Barbara asked how many graduates were from Chester this year. Kathe said there is 11 out of 30 graduating from Gateway and this year there are no graduates from Smith or Westfield. Barbara announced the following students will be receiving \$1000.00 each from the Frank D. Hamilton Scholarship Fund for students from Chester who will be attending or are attending college.

Rebecca Herman will be attending	American International
Grace LeBarron will be attending	Wheaton College
Evan Lee will be attending	Western New England
Elizabeth Niemiec will be attending	Framingham State

Rachel LeBarron is attending
Chelsea Edinger is attending
Nicholas Cooper is attending

Boston College
Western New England
Western New England

Barbara said the Theodore Steinhard Scholarship (\$2,000.00) will be awarded to the Chester student with the highest GPA and that is Grace LeBarron who will be attending

Wheaton College. John and Barbara signed cards (provided by Kathe) for each recipient and Kathe will mail them out.

***Henry Utzinger, Chester Commons – Discussion of the letter sent on May 15, 2019-** Barbara updated everyone about the issue of bed bugs at Chester Commons and the letter sent to Henry Utzinger by the Board of Selectmen, to which there has been no reply. Mr. Tom Sowers, a tenant at Chester Commons, was in attendance and said that the bed bugs weren't fumigated properly and have returned. According to Mr. Sowers, the hallway wasn't done when the building had been fumigated, only certain apartments. He has lived there for 10 years and never had a problem until 2 years ago. Mr. Sowers said other concerned tenants are afraid to come forward because they fear they may face eviction. Barbara asked Mr. Sowers if there is a tenant association and Mr. Sowers said no. Barbara explained to Mr. Sowers that the landlord is responsible to resolve the issue per MGL c. 111, 105 CMR 410.550 (*Extermination of Insects, Rodents and Skunks (A) The occupant of a dwelling containing one dwelling unit shall maintain the unit free from all rodents, skunks, cockroaches and insect infestation, and shall be responsible for exterminating them, provided, however, that the owner shall maintain any screen, fence or other structural element necessary to keep rodents and skunks from entering the dwelling*). John said the Select Board will request the Board of Health to do an inspection. Barbara said that the landlord can't evict the tenants. Kathy Engwer says there is a concern for the EMT's and Firefighters when they must go there. Barbara and John reviewed invoices that the Board of Health had copies of from the exterminators. Mr. Sowers says Norma McDonald and Henry "are in cahoots". John suggested Mr. Sowers to reach out to MA Department of Public Health. Barbara told Mr. Sowers that she and John are sympathetic but can only advise not instruct how to act. Mr. Sowers said he will update Senator Hinds and Paul Hoffman of MA Public Health. Barbara thanked Mr. Sowers for coming in.

Old Business - None at this time

Dept & Committee updates

Planning Board – discussion about Frost Farms and Hilltown Sand & Gravel Concrete Batch Plant-Route 20.

Frost Farms, Abbott Hill Rd. - Lyle Snide of the Planning Board said the Board had reviewed the documents from "Frost Farms LLC" and at this time recommends not pursuing a Host Community agreement based on the information that was provided to the Planning Board. The concerns were the following: The financial information is speculative; the proposal assumes the use of seasonal greenhouses; the site location is in the vicinity of Abbott Brook and the overall

characteristics of the property is heavily wooded, remote on a steep dirt road. The Planning Board feels it would be in the Town's best interest to maintain a high standard of acceptance to ensure approved establishments will be able to sustain a long-term productive partnership with the Town. John says at this time he won't motion to provide a letter of non-opposition and would like to speak to Chief Ilnicki and the abutters. Barbara is concerned with the lack of substance in the proposal and security issues.

Hilltown Sand & Gravel Concrete Batch Plant, Route 20 – Lyle said the Planning Board had given a special permit for a temporary gravel operation at 475 Route 20 to Ron Hess. The permit will expire in 2 years, all milling/grinding of stone will take place off property, and the stone being removed was not part of natural landscape but part of a previous road construction project that had been deposited on the site. The removal of the stone will provide a more appealing site for a future agricultural or business use. A new proposal, for a concrete batch plant, was reviewed by the Planning Board and the Board recommends disapproval for the following reasons: The site is located in the Rte. 20 Commercial Overlay District, which specifies the type of businesses that can be located there and a concrete batch is not one of those businesses; the type of business is considered "Industrial" which is not allowed in that zone; the Planning Board voted unanimously that it would disapprove this business plan at this location if it was presented as a special permit. Barbara and John reviewed the paperwork Mr. Hess had dropped off and Barbara made a motion to send Mr. Hess a letter of non-opposition for the project to move forward if it's in an Industrial Zone, but not at the Route 20 location. John seconded the motion; All voted aye.

Lyle expressed concern about Town Counsel's recommendation on holding the Marijuana bylaw from Annual Town Meeting. Barbara doesn't want over-permitting for marijuana but would like to see what Town Counsel's recommended changes are then decide whether or not to go forward at ATM.

Plumbing Inspector Bill Clark – Discussion about appointing an assistant Plumbing Inspector – Bill wasn't present but asked that Nicholas Chuisano, a licensed plumber, be appointed as Assistant Plumbing inspector so that Bill could do work in Chester. John asked Kathe to look back at meeting minutes in October, he believes this was already done.

Town Administrator Update: Kathe said that she had spoken with Tino Cardarelli and he no longer wants to be a constable or Cemetery Commissioner due to his health. Kathe said she would like John to meet with her and Tino to review the cemetery records. John said that Middlefield was looking into software for their Cemetery and it would have to pass their Annual Town Meeting but would help map out the cemetery.

Kathe said she received a call from Francesca Heming of MA DOT DIV 1 about Blandford Road. Francesca was wondering if the Select Board would like to lower the weight on the bridge at the beginning of the road, to eliminate trucks from using the road. John was concerned if the classification was changed, since it was classified as a minor collector 15-20 years ago, it would be difficult to go back. Barbara asked what trucks use the road, Kathe said mostly Fed Ex, UPS -

that size of trucks. Andy Myers says there will be a study of the road if a turnpike exit goes in. Barbara said to let MA DOT know that at this time the Select Board isn't interested in changing the classification.

Highway update - John is having a landscaping crew come and do a trial mowing and cleaning up at the cemetery. There has been a lot of encroachment of brush in Pine Hill Cemetery that the Highway crew doesn't have time to keep up on. Currently there isn't accountability for the person who does mowing for the cemetery as that job falls under Cemetery Commission, which won't be staffed with Tino's leaving. John said he would like to see the Highway Dept. become a Department of Public Works. A Department of Public Works would include Highway, Water, Cemetery, and Transfer Station. It's a project for the next year.

John said the crew will start working on the dirt roads laying gravel, and the tree service will be in to work on Ingell Rd and Skyline Trail. On Wednesday, Highway will be patching potholes on Bromley Rd. and Middlefield Rd.

Barbara asked about an update on East River Rd. Kathe said she received a letter from the Insurance Company that holds the bond for the project asking if the bond should be released. Kathe said she doesn't feel the bond should be released at this time until Lane Construction comes back to repair the issues that have been pinpointed.

John said he would be taking a Map- It project Class for Chapter 90 projects this week.

Hampden St Project is wrapping up with few issues.

Informal Question and Answer Session about Annual Town Meeting Warrant

John Foley questioned the Superintendent's raise and addition of fourth person in the Highway budget. John explained the raise for the Superintendent position is to start bringing it more in-line with the other Superintendents in the area. The fourth person is needed because of OSHA laws going into effect requiring two workers on most projects and more can get done if there are two crews to work on projects.

John Foley said there is concerns about 2.5% raise in the budget if the Town is at the levy limit at 90%. Andy Myers explains that overall with the school budget the raise in the budget is 2.4%. John Baldasaro explains about levy limit and how it effects the budget.

John talked about the Assessors budget. Many towns are going with an Assessor's service due to receiving more services for the cost. He said over the last year the Select Board has invited the Assessors to meet multiple times and they declined all requests. Andy Myers said the trend is to go with shared services for this office. A discussion followed on the importance of the job of the Assessor's office is to the Town.

There was a discussion about the Free Cash and the Recap Sheet.

Citizen's Comments

Barbara read a letter from the Historical Committee and the Fire Dept. thanking the Select Board for their participation in the Memorial Day celebration. John Foley said that the Town needs to get a new sound system. The people across the street couldn't hear what was going on. John considered it an honor to be asked to be in the color guard but he had concerns that the parade route wasn't followed. Barbara encouraged John to contact the Historical Commission and Fire Dept. and share his thoughts.

Barbara made a motion to adjourn at 8:52 PM, John seconded the motion. All voted aye.

Respectfully Submitted

Katherine Warden

Barbara P. Huntoon – Chair

John Baldasaro - Vice

Clerk – Vacancy

There are 5 pages of meeting minutes June 3,2019 Select Board meeting