



TOWN OF CHESTER BOARD OF SELECTMEN  
WATER COMMISSIONERS & ZONING BOARD OF APPEALS

**Monday August 10, 2020 at 6:00pm**

Opened meeting - Town Hall Auditorium. Signed warrants.

Meeting recorded and web-based available. Barbara called meeting to order at 6:00PM. In attendance: Selectboard members Barbara Huntoon, Richard Holzman and John Baldasaro, Administrator Kathe Warden, Assistant Administrator Kathy Engwer, members of the public

**#1 Derek Savoy – Gateway Little League**

Spoke about starting Fall Baseball; following all the Governor's guidelines and will keep up-to-date on any changes and adhere to them. Provided a detailed mitigation list and protocol for practices and games. September 1 start date. John made a motion to for fall Little League to go forward under Governor protocols, Rich seconded, all voted aye.

**#2 Jason Forge, Building Inspector, Discussion and possible vote to update fee schedule** – Jason provided comparisons to other towns' fees and proposed an increase as indicated on list provided. John made a motion to accept the fee schedule as proposed, Rich seconded, all voted aye.

**#3 Community Development Corporation (CDC) – Discussion of the following: lease agreement for library at Chester Commons; designation of Chester Commons as elderly housing; other town property for potential CDC purchase).** Paul Lischetti from CDC told the Seleboard the underground oil tank was removed from Chester Commons and he anticipates closing date in September. He stated the lender has questions about the zoning from 1986 that only says Elderly, Museum and Library. Looking for a definition of elderly. Barbara said that Housing for Older Persons Act defines senior/elderly housing as either age 55 (or 62) and older. Lender looking for a letter from Seleboard, whose preference is that it be 55 and older or disabled. Discussed renovation plan, and the question was asked if the renovations could displace tenants. Paul said CDC will move and place them during construction.





Discussion about lease to Library from Chester town Commons and liability issues. Town Counsel to review lease. Lender is looking for clarification.

Mary Ann Pease reminded CDC and Selectboard that there are fines from building inspector and liens have been placed on the building as a result and they will have to be settled at closing.

Mr. Lischetti stated the CDC would prefer to purchase and renovate another property in town as it would increase the budget for renovation on Chester Commons as well as that property. 10 Middlefield Road came up as potential additional elderly housing and the Selectboard informed Mr. Lischetti the Town is in the process of taking that property for non-payment of taxes. Since the acquisition must be approved by voters at an upcoming special town meeting, the Selectboard is unwilling to discuss any future sale or use at this time. A&L Market was mentioned as well and Mr. Lischetti said it would be difficult to move forward with the requirement of the Selectboard that the store front remain. He further stated should a ready-made tenant be available the consideration could change but presently not conducive with plan and funding.

Discussion continued on other potential properties in Chester for CDC. No conclusions reached. The Selectboard thanked Paul Lischetti for attending.

**#4 Corey Sparks Highway Superintendent, Highway Update** – Corey unable to attend due to family emergency. Highway worker, Carl Baldasaro was in attendance.

Selectboard thanked the Highway Department and Chester Municipal Electric employees for their hard work during the storm that brought trees down around town. Highway was out until midnight assisting CMELD clearing roads of downed trees.

The Selectboard noted potholes on Bromley, East River, and Old State Roads still need to be filled. John pointed out that Bromley Rd is not presently on the paving schedule as thought. Pot holes should have been done first; grading of roads, cleaning culverts and ditches have not been completed; salt and sand must be ordered; and mowing needs to be finished. Highway Department appears to be behind schedule.





Citizen Bob Daley was recognized and asked about the issues with recent paving of East River Road and the Selectboard responded they have not been resolved; the Town is withholding final payment until issues with paving are settled. Town Attorney sent a letter to Lane Construction and is awaiting the response.

The Selectboard instructed Kathe to schedule Executive Session on August 24, 2020 to discuss Highway Superintendent issues under rules of Executive Session. Kathe to notify Corey.

**#5 Update on COA meeting with COA Director and Advisory Board –**

Following a meeting with current COA Board, Director, and Selectman Barbara Huntoon, it was discovered there are no by-laws for COA, no formal board (only a Chairman), and no minutes have been taken, reviewed, nor signed. Some meetings were recorded without notifying members and were never turned in as minutes. The take-away from the meeting was the Council on Aging needs a complete reset to write by-laws, form an official board, and appoint a director. The Selectboard will form a committee of five citizen-volunteers who will meet to iron out the details. Kathe will publicize the request for volunteers and the committee will be formed in the near future.

**#6 Kathe Warden, Town Administrator –**

**Soldiers Home Resolution** -A letter of support for improvements to be made and new procedures to be followed. See attached letter of support. John made a motion to adopt The Soldier Home Resolution, Rich second and all voted aye.

**Carm's Restaurant, Malt & Wine License** –Carm's Restaurant has requested a Malt and Wine license. The Selectboard stated their support of the license. Since licenses are renewed annually, the Selectboard agreed to prorate the cost for Carm's from the time such license is issued until December 2020 when it will then be renewed as normal. Rich made a motion to prorate the cost, John seconded and all voted aye. There will still need to be a public hearing before the license is approved.

**Resignation of Police Chief Dan Ilnicky** – Chief Ilnicky has submitted his resignation effective June of 2021. The Chief will work with Chester and Blandford on finding his replacement. John commented that having been on the Police Force since 1983, he has "never seen a Chief as good as Dan", and thanked





him for his service and said he will be missed. Rich and Barbara agreed and wished him well. Richard made a motion to accept Chief Ilnicky's resignation, Barbara seconded it, and both voted aye. John abstained.

**William Clark** has resigned his position of Plumbing and Gas Inspector as of 8/10/20. Board to ask the Assistant to take the position.

**Town Hall Elevator** needs a motherboard. It was destroyed during the power outage. Motherboard cannot be bought but needs to be built. Kathe will apply to MIAA to see if there is insurance coverage for this.

The Town received a **Community Development Block Grant** in the amount of \$100,572 is for food pantry, domestic violence, and other service-oriented projects. This grant is shared with other towns.

### **Public Comments and questions**

Route 20 speed limit concerns were voiced by several in attendance. It was noted the speed limit doesn't drop to 30 MPH until traffic is well into town. Also noted there is increased traffic of both pedestrians and vehicles with Carm's being open and busy. Question asked if the Town could request MASSDOT (Massachusetts Department of Transportation) to lower the speed limit earlier, for example by the fire station. John advised all not to ask for a reduction in the speed limit as it may actually increase it if MASSDOT does a study of traffic through town and finds a higher speed limit is warranted. Kathe talk to Dave Stokes at MASSDOT about blinking lights at crosswalk by Carm's and for more crosswalk and village signs. Bod Daley suggested a stop light by the library but was told by John that it was not likely.

Town Clerk Sister Judith stated everyone who is elected or appointed that there is a new rule stating Code of Ethics test must be done on even years so ALL must do it this year. She also reminded those it applies to that they must complete Code of Ethics and Open Meeting Law test before being sworn in. Sister has been contacting people for dog licenses renewals.

Meeting Adjourned 7:38 PM.



Respectfully Submitted

Kathleen A Engwer

*Barbara Huntoon*

Barbara Huntoon, Chairman

*John Baldasaro*

John Baldasaro, Vice Chairman

*Richard Holzman*

Richard Holzman, Clerk