



TOWN OF CHESTER BOARD OF SELECTMEN
WATER COMMISSIONERS & ZONING BOARD OF APPEALS
15 Middlefield Rd., Chester, MA

Monday September 14, 2020 at 6:00pm

Open meeting - Town Hall Auditorium. Signing of warrants and minutes

Meeting being recorded and web based available also. Barb called meeting to order at 6:00.PM Barbara Huntoon, Richard Holzman and John Baldasaro present

#1 Board of Health – New hire for appointment- Dane Stiles –

Discussion with Board of Health, Liz Massa stated that Dane had worked a day already at the Transfer Station and did very well and would like to appoint him. John made motion, Rich second and all voted aye.

#2 Properties – Building Inspector and Board of Health –

Linda Roberts and Doreen Lasky, neighbors of 80 Route 20, asking about progress on getting the property cleaned up. Both neighbors complained that they now have a rodent problem. Jason Forgue was had not joined meeting at this point. Board of Health answered what they could, being that the house is an open violation case. Jason joined meeting remotely at this point and discussed at length what he had done and the process that has to be followed to be able to go on the property. Need to get the state involved and it cost the town money. The Town can pay to remove debris and put a lien on property. Jason suggested that the lien be on the property taxes. Other municipalities do this and it usually gets paid quicker especially if there is a mortgage. The bank will pay that and add to owner's payments. Jason is still working on other distressed properties in town. He pointed out that it cost money to go to housing court and then clean up the property. Liz asked about boarding up 8 Emery and discussion followed about cost and that it was boarded up and boards were removed. Liz also asked about shutting the electric off, referred to Chester Electric. There is no occupancy permit. Jason commented there is nothing the owner is doing out back that is illegal or needs a permit.



#3 BNB short term rental – Board of Health – A number of addresses in town have been identified as operating BNB's and a list was provided. As of this time the time the Town receives no income thru taxes on these properties. The state has BNB regulations in place and Liz suggested that the Town adopt the state regulations in order to make them Town of Chester Bylaws. Board of Health has to inspect property for health and safety and the fee is \$150. Jason spoke up about him needing to be involved for inspections for items such as a second egress, must have smoke and CO detectors. Barbara asked if a letter will go out to the known properties and Nick Charusa said yes and will and Jason asked to include in the letter that the building inspector needs to be called also. Selectboard agreed and this will go an agenda for special town meeting to adopt by laws. Kathe to contact town counsel to prepare documents for town meeting including the room tax that would go to the town. There is also a separate state tax.

#4 Grow Chester – review and possible vote to sign Host Community Agreement – Kathe presented draft host agreement that Grow Chester has not seen yet. Rich had submitted a list of conditions he wants in the host agreement and it did not make it into the draft. The list of conditions is attached. John did not agree with the restrictions, Barbara was unsure if we could even enforce some of them. Barbara discussed the advertising that Grow Chester did for the Community Host meeting and that they had only advertised in the Berkshire Eagle and she was wondering if that is why nooneshowed up. John responded that he felt because there had already been a meeting about that property and no abutters had any concerns is probably why, as well as the Town has had a number of Community Host Meetings. Barbara wants proof of the registered letters that were sent to abutters. John said that they are part of the Cannibas Commission Package that would be submitted. Barbara questioned where the purchase and sale agreement is and Kathe responded that she had emailed it to the Selectboard last week.

#5 Chester Commons – review lease with possible vote to sign – Discussion about 3 items in the Library lease that the attorney is not comfortable with and suggested that the attorney's talk to each other. Selectboard agreed to let the attorney workout the language in the lease. One issue that was resolved is the



request by Community Development was a shared bathroom for tenants and library visitors. At Terry Donovan, Library Trustee, that CDC make both bathrooms unisex and designate one for library and one for tenants. It was agreed that would be possible.

#6 Chester COA – update and possibility of creation of bylaw committee –

A list of applicants to be on the COA bylaw committee was reviewed by Selectboard and the following 5 candidates were selected:

Robert Daley, Ellen Colson, Linda Koske, Mary Ann Pease and Rosemary Dalesandro. A deadline of January 1, 2021 was set to have the bylaws completed. Will remind committee that minutes must be taken and recorded, and agendas must be posted.

Rich made a motion to accept the selected candidates, John second and all voted aye.

#7 Car Donation – vote to accept or decline car donation – after having the car looked at it was decided that the vehicle needs work, the car could not be started as the keys supplied were not to the car. John made a motion to decline the donation of the car, Rich second and all voted aye.

#8 Final transfers for FY2020 – Selectboard reviewed the year end transfers and John made a motion to approve the transfers, Rich second and all voted aye.

#9 Finalize date for Special Town Meeting in October – Special town meeting will be on October 26, 2020.

#10 Acknowledgement of Keystone Bluff letter and donation – Keystone Bluff has withdrawn their application for the marijuana operation behind Carms and included a letter and a donation check to the Library in the amount of \$500. A thank you note will be sent.

#11 Discussion about Halloween – After discussion it was agreed that the Recreation Committee can hold a trunk or treat at Emery St. Ballfield. Social distancing will be in place and groups will be regulated to adhere to the



rules. Door to door trick or treat will be up to parents and any home wanting trick or treaters will put their outside light on. Trick or Treat will be held on October 31, 2020.

Public Comments and questions

Sister Judith asked that the light in the Town Hall be fixed before the next election. The ballot box broke down during the primary and needs to be fixed. Sister called Smith Vocational but they cannot do it. She will look for a repair man.

John made a motion to adjourn meeting and Rich second, all voted aye.

Meeting adjourned at 8:00PM

Respectfully submitted
Kathy Engwer - Administrative Assistant

John Baldasaro, Chairman

Barbara Huntoon, Vice Chairman