



TOWN OF CHESTER BOARD OF SELECTMEN
WATER COMMISSIONERS & ZONING BOARD OF APPEALS
15 MIDDLEFIELD RD
CHESTER MA 01011

Monday September 21, 2020 at 6:00pm

Open meeting - Town Hall Auditorium.

Signing of meeting minutes and warrants, meeting will be recorded by Selectboard

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 *Chester Common Table Inc. dba Carm's Restaurant, located at 241 Route 20, Chester MA 01011, hearing for a Wine and Malt license* – Owners would like to serve beer and wine. Can serve Mamosa's and Bloody Mary's, canned products, under 40%. Rich made a motion that license be approved John second and all voted aye.

#2 *Jeanne Leclair – Update about Hilltown Collaborative and acceptance of letter of resignation* – Jeanne has accepted another job beginning October 1, 2020. Hilltown Collaborative meeting Thursday September 24, 2020 to discuss going forward and what it will mean for her position and the town partnerships. Video project is still in the works, it is a Chester only video and videographer will be back out during foliage. 4 more videos were already paid for and will be finished in the future. Andy Myers updated the wind project, there have been a few spots identified as potential sites. Continuing to pursue the project.

Jeanne included a list of priorities she identified to work on prior to September 30, see attached list.

Selectboard thanked Jeanne and praised her work and accomplishments for the Town of Chester.

Rich made a motion with regret to accept Jeanne's resignation, John second and all voted aye.



#3 Grow Chester – review and possible vote to sign Host Community Agreement – continued – Host community agreement came back, with all the changes that Town of Chester made being accepted by Grow Chester. John made a motion to sign the Community Host agreement with Grow Chester, Rich second and all voted aye.

#4 Chester Commons – review lease with possible vote to sign – continued – Lawyers have not finalized the lease, so this item is continued.

#5 Update from Town Administrator – Announced the resignation of John Lumbra, the Treasurer. Kathe wants to advertise the position asap, Country Journal and MAA. John made a motion to accept John Lumbra resignation, Rich second and all voted aye. Selectboard asked that Kathe thank him for a job well done.

Associated Elevator – update is that Associated thinks they have found a company to rebuild the mother board, but they are not sure that it will work once built, because of the age. Waiting for final report from the mother board company. Town may have to replace the elevator and the elevator is a residential elevator and not commercial. The elevator would have to be brought up to code and a quick estimate was in the \$300,000 range. Not sure if there are any grants for upgrades, only for new installation. Rich asked the cost of the mother board rebuild, which is \$10,000 - \$15,000 and no guarantees it will work. Adjuster said would pay for motherboard or equal money towards new one but would not pay for new elevator. Rich suggested using insurance money to try to fix motherboard and hope it works out.

Financial Policy Review – wants to start reviewing the policy from DLS and accept it in sections. Selectboard received hard copies but would like digital copy.

Mass Vulnerability Program – received a grant, will be used to update our vulnerability plan. Money cannot be used for anything else.

Special Town Meeting warrants must be posted by October 9, 2020.

Barbara talked about tree lighting, can only do the lighting and no refreshments can be served.



Rich commented on the success of the Hobo Dinner, 117 meals served. Rich received positive feedback about the Town acquiring the Elementary School at special town meeting and it seemed to be positive. Rich made comment on the parking issue at the Arches. Suggested parking at school and walking, need signs. Potential problem with the school and when teachers are there, parking is limited already. Barbara suggested talking to Dave Pierce about the lower level of parking. Andy reminded Selectboard that we could potentially grow parking when we acquire the J&J Timber property. John thinks the road to arches may still be listed as a Town road. Andy thinks there could be a grant through Highland Footpaths or another organization. Rich suggested working with Brookside Lodge for parking. Need to find out if it is a Town road still, it is a right of way for CSX. Herbert Cross Road is the name of the road to arches.

Andy Myers stated that the gravel operation is coming to a close and the owners will be working on finishing it up and will be working with Steve Salvini to grade and repair with flood zone in mind. Ron Hess, owner, told Andy the property will look better than it ever has.

Sister Judith called the Attorney General who stated that the Code of Ethics must be done on even years. All elected or appointed must be sworn in within 30 days. Open meeting law is for appointed or elected positions. The last page of the open meeting law documents must be signed. Some people have said no they won't do it. Barbara asked for a list, and Sister provided it. Discussing who needs to be sworn and who doesn't. Rich wants a policy giving a time frame to be sworn in or they are removed. John pointed out that you cannot remove anyone that was elected. Rich is concerned that if the person is not sworn in and votes at a meeting it could have consequences. Barbara suggested Sister contact other towns and see how they handle this situation. Sister to send letter to people who still need to meet these requirements. Once notified it relieves the Town of any liability.

Lyle Snide Planning Board Meeting – Discussion about Brookside Lodge and special permitting. Issues to be addressed about parking and frequency of events and signage. Will need special permits and John suggested that the Town deal with all at same time. Barbara suggested issuing a blanket permit for events and Kathe pointed out that Selectboard might want to look at each event separately depending



on what kind of event, for instance, an event hosting 500 people should be looked at differently than an event of 25.

Barb and Rich I could not hear what Lyle said. The background noise and the shuffling of papers and chairs drowns everything out. I listened to it twice and could not make it out. Please fill in what you can of the discussion.

Currently have 4 planning board issues and Lyle will write something up for Kathe to put out looking for another member.

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

Public Comments and questions - NONE

Meeting adjourned 7:16

Respectfully submitted

Kathy Engwer - Administrative Assistant

John Baldasaro, Chairman

Barbara Huntoon, Vice Chairman