



COMMONWEALTH OF MASSACHUSETTS
TOWN OF CHESTER

SPECIAL TOWN MEETING

October 26, 2020 AT 6:30PM

Meeting called to order at 6:30 PM by moderator Melvyn Hook

Mr. Hook led group in the Pledge of Allegiance

22 registered voters were present

Hampden, SS:

To any of the Constables in the Town of Chester in the County of Hampden

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Chester qualified to vote in Elections and town affairs to meeting in the Chester Town Hall in said Town on Monday October 26, 2020 at 6:30pm in the evening, then and there to act on the following articles:

Article 1:

To see if the Town will vote to accept G.L. c. 64G, § 3A, authorizing the imposition of a local excise tax upon the transfer of occupancy of a room in a bed and breakfast establishment, hotel, lodging house, short-term rental or motel at a rate of not more than 6% of the total amount of rent for each such occupancy, and to specify the rate of such tax; or to take any other action in connection therewith.

Majority vote required

Barbara Huntoon to accept the article as read John Baldasaro second it.

Andy Myers questioned tax rate. Carl Baldasaro asked about short-term retail. John Baldasaro said this was the beginning of the process.

Majority voted yes

Article 2:

To see if the Town will vote to accept G.L. c. 64G, § 3D(a), authorizing the imposition of a community impact fee of not more than 3% of the total amount of rent upon each transfer of

occupancy of a professionally managed unit that is located within the Town, and to specify the rate of such fee; or to take any other action in connection therewith.

Majority vote required

John Baldasaro motioned to accept Article as read and Barbara Huntoon second.

Majority voted yes

Article 3:

To see if the Town will vote to accept G.L. c. 64G, § 3D(b), authorizing the imposition of a community impact fee of not more than 3% of the total amount of rent upon each transfer of occupancy of a short-term rental unit that is located within a two-family or three-family dwelling that includes the operator's primary residence, and to specify the rate of such fee; or to take any other action in connection therewith.

Majority vote required

Barbara Huntoon motion to accept Article as read and John Baldasaro second.

Majority voted yes

Article 4:

To see if the Town will vote to appropriate by transfer from the Stabilization Account the sum of \$17,201.45 to the following accounts:

Water Dept Expense Account -	Elm Electric \$9,616.00
Highway Supplies & Repairs -	Sherwin Williams \$756.79
	Commercial Truck Tire Center \$458.01
	Tonlino & Sons \$1,368.89
	Skyline Services \$1,400.84
	Marcotte Ford \$3,600.91

to cover invoices from Fiscal Year 2020 or take any other action in relation thereto.

Nine-tenths majority vote required

Richard Holzman motion to accept Article as read Barbara Huntoon second

Helen Omelia questioned Elm Electric charge. Kathe Warden explain this bill dealt with fixing the water valve.

Paula Beck stated that next year all departments that do not have their bills in by June 30 will have to

go before the Selectmen and explain why. Carl Baldasaro as present Highway Superintendent it was not on my watch.

Passed 19 yes 2 no

Article 5:

To see if the Town will vote to appropriate by transfer from the Town Hall Maintenance Fund the sum of \$15,000 for part of the cost of Town Hall Boiler replacement or take any other action in therewith

Two-thirds majority vote required

Barbara Huntoon motion to accept Article as read and Richard Holzman second.

Andy Myers asked about green community grants. Kathe Warden said no because we have not gone with weatherization for the building. Jason Forgue stated that it was going to cost the town to fix the boiler \$40,000 to \$45,000.

Passed 19 yes 3 no

Article 6:

To see if the Town will vote to appropriate by transfer from the Stabilization Account the sum of \$30,000 for the remaining cost of the Town Hall Boiler replacement or take any action in relation thereto

Two-thirds majority vote required

John Baldasaro motion to accept Article as read and Barbara Huntoon second.

Passed 19 yes 3 no

Article 7:

To see if the Town will vote to accept the provisions of G.L. c. 60, § 77C, which authorizes the acceptance of title to parcels of real property as payment in full of outstanding municipal taxes and charges, or to take any other action in relation thereto.

Majority vote required

John Baldasaro motion to accept Article as read and Richard Holzman second

There was much discussion on building. The building is in tax title and by the time we got done with lawyer fees, etc. it would be a long drawn out process and the building would end up in the town's possession.

Majority voted yes

Article 8:

To see if the Town will vote, pursuant to G.L. c. 60, § 77C, to accept a deed in lieu of foreclosure from William Ivey Long, Inc., a North Carolina corporation, with respect to the real property known and numbered as 10 Middlefield Road, formerly known as the Chester Elementary School, which property is shown on the Assessors' Maps of the Town as Lot 102.7 on Map 202 and which is held by the said owner pursuant to a deed recorded with the Hampden County Registry of Deeds at Book 14293, Page 597, or to take any other action in relation thereto.

Majority vote required

John Baldasaro motion to accept Article as read and Richard Holzman second

Majority voted yes

Article 9:

To see if the Town will vote, pursuant to G.L. c. 40, § 15A, to transfer the care, custody, management and control of the real property known and numbered as 10 Middlefield Road, formerly known as the Chester Elementary School, which property is shown on the Assessors' Maps of the Town as Lot 102.7 on Map 202, following its acquisition pursuant to G.L. c. 60, § 77C, to the Board of Selectmen and to transfer the purpose of the said real property from that of a tax possession to general municipal purposes, or to take any other action in relation thereto.

Two thirds majority vote required

Barbara Huntoon motion to accept Article as read and Richard Holzman second.

Majority voted yes

A True Copy, Attest

Rosemary Dalembo

Town Clerk