



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

**Monday, December 28<sup>th</sup>, 2020**

Open Meeting – Town Hall Auditorium

Selectmen Barbara Huntoon, John Baldasaro, and Richard Holzman present. Town Hall staff present; Kathe Warden Town Administrator, Jill Strong Administrative Assistant, Mary Ann Pease Tax Collector, Sister Judith Town Clerk, Kathy Engwer and Andy Meyers. Meeting is being recorded and web base available as well.

Signing of minutes and warrants.

Meeting called to order by Barbara Huntoon.

**#1 Opening of Land Auction Bids:** Mary Ann Pease presented the Selectmen with the sealed bids for the properties. The first was for the property on Round Hill Rd. there were two bids both with the same deposit of \$5,000, one bid for \$11,001 from Gilbert Carvalho and the other \$15,001 from Chad St.Pierre. John made the motion to accept the higher bid Rich 2<sup>nd</sup>. The second property is on Birch Circle which only had one bid with a deposit of \$5,000 and a bid of \$15,100 from Joseph and Carol Hepworth. Rich gave the motion to accept the bid Barbara 2<sup>nd</sup>. The third property was not listed on the agenda, a parcel 352 East River Rd. 5.57 acres. There was only one bid with a \$2,500 deposit and a bid of \$31,125 from Paul Suplinskas. John made the motion to accept the bid Barbara 2<sup>nd</sup>. The final property on Lynes Rd. had no bids Rich had a question to whether there is an issue with frontage, this is something to check with the assessors on.

At this point in the meeting, we moved to Item #3 on the Agenda.

**#2 Review of the American Tower Contract:** There are some amendments to the Cell Tower contract. The new rent from the “tenant” Cellco Partnership d/b/a Verizon Wireless, will be \$2,026.82 per month commencing 3/12/21 and each successive annual anniversary shall increase by 2% of the then current rent. Due to the fact that the company is out of state, state laws require a copy of the meeting minutes to prove authorization for the person signing the new contract. John made the motion to accept the new contract with Barbara to sign Rich 2<sup>nd</sup>.

**#3 Discussion with Highway employees and personnel policies and procedures:**

Regarding the Holiday party that was had on Wednesday last week, Barbara explained most were unaware that this was a long-standing tradition to host this in the town garage but we agree moving forward this can no longer happen. Carl the Highway Foreman said that he had a discussion with the employees to make changes for the future. All employees would re-sign personnel policies and procedures, keep the manual for reference. Kathe assured them that this is the same packet that they had previously been given and signed, but just a reminder and the signed piece never made it to their employee file from the previous Highway Superintendent.

**#4 Continued employee review Carl Baldasaro:** John has recused himself from the discussion. Carl let us know that all employees have applications in to pursue licenses, just waiting on the state for dates. Carl had stated in the last meeting that he was not interested in paying for the class himself. Barbara explained that she did not believe the expense should fall on the town due to the fact that the position of Highway Laborer does require the licenses as per the job description. There is a possibility to pay for his time taking the classes if during work hours but not the class itself as the license can be beneficial in other capacities as well as at another job. Carl stated that he would schedule and pay for his classes to get licenses but that he feels no obligation to the town. Barbara and Rich thanked him and agreed that he is doing a great job and that he has a good future.

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Rich stated that he would like added to the agenda for January a discussion of the derelict properties in town. What can we do about this? John discussed, to enforce removal of junk cars etc. we need a Clerk's office where people can either pay or appeal their fines. Discussion of a collaborative effort with surrounding towns, possibly a board. Barbara will call other towns to see their policies and how they handle this. John explained as of now the best way to enforce things is to get BOH (Board of Health) involved because they can enforce possible problems being caused on the property due to the neglect or multiple junk cars.

**Town Administrator Update:**

The Board of Health has done an amazing job cleaning everything up at the transfer station, all agree.

The budget calendar has been released for coming year and is as follows:

- Saturday February 6<sup>th</sup> Departments present their budgets to Finance Board
- Saturday February 13<sup>th</sup> Departments present their budgets to Finance Board
- Saturday February 20<sup>th</sup> First review of budget by Finance Board – more meetings if necessary, will be scheduled on this date.



- Monday March 29<sup>th</sup> Joint meeting of Finance Board and Select Board of budget presentation

10 Middlefield Rd. – Property Across the street, William Ivy Long closed his corporation in North Carolina and needed to re-open it to finish the sale. They lost our paperwork; it has been fixed now we are just waiting to hear if it has all been figured out.

### Public Comments and Questions:

Mary Ann gave the Selectmen new Bylaws from the COA (Council on Aging) that they had been working on. At their next meeting 1/25/21 they will be working on job descriptions for board members.

Andy Meyers gave the Selectmen an information sheet with an analysis of property values, growth, and receipts. A discussion ensued regarding the tax rate which still has not been finalized. John was happy that we would be having a meeting with RRG (Regional Resource Group) with the finance team and that Barbara would also be in attendance. We need to find the problems in the formula being used, the system or the data being entered. We can do better than these numbers.

Barbara made the motion to adjourn, John 2<sup>nd</sup>.

### Meeting Adjourned 7:47pm


Respectfully Submitted

  
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Jill Strong, Administrative Assistant


1/12/21  
Date Signed

  
\_\_\_\_\_  
Barbara Huntoon, Chairman

1/14/21  
Date Signed

  
\_\_\_\_\_  
John Baldasaro, Vice Chairman

1/14/21  
Date Signed

  
\_\_\_\_\_  
Richard Holzman, Clerk

1/14/21  
Date Signed