



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

Monday September 28, 2020 at 6:00pm

Open meeting - Town Hall Auditorium.

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

#1 Lois Sturm, Drowsy Dragon Kitchen, discussion about commercial kitchen- Lois Sturm came to inform the Selectboard (SB) that there may be a problem with the Board of Health(BOH) paperwork done during inspection of the new commercial kitchen at 15 Maun St. Everything including septic and electrical as well as construction was done as a "commercial" kitchen. On the inspection paperwork done by Chester Health Agent Claudia Lucas the box stating "residential" was in fact checked off. Liz Massa from BOH, stated that there is no commercial choice on the inspection form only residential so by default the box was checked. SB asked why it was checked vs being left blank or cross out residential and write in commercial. SB asked BOH to have the agent redo the form stating it is commercial and resubmit to Lois the owner in time for the state inspector to see. The state inspector is due out to property middle of October. Liz will ask Claudia to complete the form correctly. SB advised Lois to update the board after the state inspector comes out.

#2 Chester Commons – Review lease with possible vote to sign. All changes that were requested were made. The Addendum A was not attached to the lease, containing the square footage and other info on the library. John made a motion to sign the lease, with the signatures becoming valid when the Addendum is attached and the CDC signs the lease. Rich second and all voted aye. Paul Lischetti from CDC will return lease and addendum when signed by CDC.



#3 Discussion of Hunting Permission bylaw with possible vote to send it to

Planning Board – John Van Heynigan spoke about adopting a Hunting By-Law similar to Blandford and Middlefield due to many complaints about people hunting on private property. Suggested we adopt the one that Blandford uses vs. starting over and creating one from beginning. The by-law would require written permission from the land owner, would require a plaque to be placed on dash board of vehicle while in woods. John made a motion to send the by-law to the Planning Board for review and possible changes, to be returned to SB after the Planning Board review. Barbara second and all voted aye. Would also need to be voted at Town Meeting to accept.

#4 Carl Baldasaro – Highway update – Been very busy, feels the Highway is making progress. Stumbling blocks this week, broken roller, International is down with fuel pump issues and the grader has a broken piston and will be fixed on Tuesday.

New trucks are fine but need work such as wiring for the sander. Old 550 back, mostly finished, needs a new bed, insurance claim on this one.

Rich stated that equipment must be repaired. This has been a long-standing problem in this Town, good equipment has always been a problem and we need to establish a priority for repairs. Rich asked that a cost analysis for the repairs be done. Carl stated to Rich that that is something he, Rich could do for him, that Carl could use the help.

All but Kinnebrook and Smith Rd. have been graded. Carl hired Ron Radwich to operate grader again, as he had time to work for the Town of Chester.

Getting complaints from resident that the stone put on the roads is not compacting. Carl stated this is because of the dry weather; the roads are so hard packed the stone cannot settle in and stick. Looking into H2O truck or material to seal the roads.

Roadside trimming is still being done. Trimming is prioritized by safety first then annoyance and complaints.

Barbara asked about Chapter 90 projects. Carl said his plan is for Bromley Rd from Huntington town line, 6500' which takes you to the top of hill by Xanadu Farm.



Unfortunately, the milling process was never put on the FRCOG bid list so millings were never bid. Kathe, Carl and FRCOG are working on that bid. John stated and Carl agreed that it is very late in the year and potentially too late to pave due to colder weather.

Carl is working on last of reimbursement money from last Chapter 90 project.

Carl requested an Amazon account to use for purchasing parts and supplies. Carl estimates savings of 10% or more using Amazon. SB agreed and Kathe to get account.

There are \$6000 worth of outstanding bills from FY2020 that were never submitted and are going on STM warrant.

Carl asked for a winter road closing list, asked for clarification of a road closed for winter and where to stop plowing. Asked about full-time residence vs summer home, defined by whether there is a CO issued for the property. No CO no plow.

Tree came down from town hall property on top of house on Baker Ave. Kathe had Carl call and get a tree company to come remove tree as well as a couple others that needed to be addressed on Town Hall property. Brought up that typically it is the homeowners insurance policy that covers this kind of incident. Carl will get an invoice for just the Baker Ave tree and Kathe will give to homeowner to submit to their insurance company.

Carl asked for Condition of Accounts once a month from Accountant. Need this report to keep track of invoices paid and balances in accounts.

#5 Update from Town Administrator – No update due to Town Administrator absence

Public Comments and questions

Jason Forgue – questioned the reasoning behind signing the Chester Commons lease with the CDC prior to them owning it. He was assured the conditions of signing protect the Town.

Update on distressed properties:



14 Olin Ave, recently sold and fines were paid at closing. Jason wants to put fines in an account to be used to address future distressed properties and the costs associated. Selectboard agreed.

Kathy E suggested a drive-by of 14 Olin as it appears they are living there in tents and are attempting to repair their own septic system. Nick from BOH chimed in that the septic system is in complete failure and the owners are aware and know what needs to be done.

RE: the Emery St. Property - meeting with State Housing Court to ensure paperwork is done correctly and continue process of getting homeowner to adhere to the Building Commissioners rules and requirements.

Emery Ballfield was used for all sports and everything went well.

Halloween is on with a Trunk or Treat at the Emery Street. Jack O Lanterns welcome again. Door-to-door Trick or Treat is at the discretion of parents. Homes wanting Trick or Treaters should leave their outside light on. The Boy Scouts have offered to help at the Trunk or Treat.

Sister Judith – Spoke to other Town Clerks, RE: swearing-in and ethics. If not done in 30 days, chairperson of board is notified and then SB. Sister says there are only about 5 people remaining to be sworn in.

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

Meeting Adjourned 7:09

Respectfully Submitted
Kathleen A Engwer

Barbara Huntoon, Chairman

John Baldasaro, Vice Chairman
Richard Holzman, Clerk