



CHESTER BOARD OF SELECTMEN
and ZONING BOARD OF APPEALS
15 MIDDLEFIELD ROAD
CHESTER, MASSACHUSETTS 01011

(413) 354-7760

TownofChester.net

Monday, December 30, 2024 Meeting Minutes

Open meeting – This meeting was held in the Chester Town Hall Auditorium with a virtual option.

Selectboard members present were Andy Sutton and Craig Gauthier. John Baldasaro was not able to attend either in person or virtually. Also present was Town Administrator Don Humason and members of the public.

Andy Sutton opened the meeting at 6:00pm. Warrants, minutes and all correspondence were signed.

Town Business

- Hilltown CDC Chester Commons Update

Paul Lischetti from the CDC brought up a previous agreement about the building permit fees being discounted 50%. Since that discussion, the permit fees increased more than originally expected so he wanted to confirm that they would still apply on the increased amount. Jason Forgue wanted to know if the selectmen wanted to discount the increased permit fee. Andy Sutton said he favored waiving 50% of the entire permit fee.

An issue was brought up about moisture in the wall of one of the apartments. Jason Forgue said there are some existing roof issues. Paul said that there was someone there to look at the roof last Tuesday and there hadn't been any additional water damage since then. There may have been a problem with the drip edge. Paul said they are continuing to look into it.

Maryann Pease said there's a bad smell from the septic. It's all around the building and the library bathroom. She asked if there was anything going on with the septic. Paul said the septic was done

properly and he said maintenance was there today and there wasn't a bad smell reported. Paul said one of the bathrooms was being used as storage and wondered if stagnant water was the source of the smell. Nic Chiusano confirmed he received complaints through the BOH of a smell going into resident apartments. Paul said the pump seemed to be working but will continue to look into it.

Maryann also brought up in issue with one of the door mechanisms not allowing them to unlock the door going into the library. Paul said that he will have the contractor look into that. Jason said he added it to his report of things to look at before providing the temporary Certificate of Occupancy.

Andy Sutton made a motion to approve waiving 50% of the total permit fees cost. Craig Gauthier seconded it. The motion passed.

Town Administrator Report

- PVPC is seeking approval of request for partial release on Russell housing rehab project.

The paperwork was signed by the selectmen and notarized by Jessica Sakaske.

- ABCC annual report for 2025 town liquor licenses.

The Chester Village Market, Carm's, and Common Table liquor licenses were approved and signed by Andy Sutton and Craig Gauthier.

Jason said Nate Bolduc, the state fire code enforcement John Wood and himself went to the three businesses to perform their building and fire inspection required for the liquor licenses. Although Carm's and the Common Table have not applied for their inspection, there were no major issues in either of those buildings. Carm's and the Common Table just need to file paperwork to complete their process.

Classic Pizza had some issues. Chief Bolduc said there were violations that needed to be addressed at Classic Pizza. One of the biggest issues is that there is no proper ventilation over the indoor grill. The exhaust fan is not plugged in properly and extension cord/power strip use is creating a safety hazard. Jason said it will be a long road for that business to get fully up to code and he did not recommend signing off on the liquor license. Jason and Nate said they will share their report with the Selectmen. The Selectmen agreed with not signing the liquor license for Classic Pizza at this time.

- Special Town Meeting is next Monday, January 6, 7PM
- Jason mentioned that school budget time is coming up on February 11th and encouraged everyone to go to the school committee meeting to gain insight on what goes into the budget. He said that they have less rural aid money because the state forgot a few districts. Brian Forgue said that selectmen are always welcome and there's a need for more town officials

Andy Sutton made a motion to adjourn the BOS meeting. Craig Gauthier seconded. All voted in favor.

The Board of Selectmen meeting adjourned at 6:38pm.

Respectfully Submitted,



Kim Fox, Administrative Assistant

1/6/25
Date Signed

John Baldasaro, Chairman

Date Signed



Andy Sutton, Vice Chairman

1-6-2025
Date Signed



Craig Gauthier, Clerk

1/6/2025
Date Signed