

THESE MINTUES ARE SUBJECT TO APPROVAL AT THE NEXT BOS MEETING

TOWN OF CHESTER, CONNECTICUT
BOARD OF SELECTMEN
REGULAR MEETING
Tuesday, April 9, 2024
Chester Town Hall and via TEAMS

CALL TO ORDER

First Selectwoman Lignar called the meeting to order at 6:00 p.m.

ATTENDEES

First Selectwoman Ligar, Selectwoman Bandzes, and Selectman Radicchi.

AUDICENCE - Julieanne Divis, TEAMS

AUDIENCE OF CITIZENS – None.

APPROVAL OF MINUTES

Paul Radicchi made a motion to approve the minutes of the 3/26/24 BOS meeting as amended. Pat Bandzes seconded the motion. The motion passed unanimously.

Amendments:

Page 1 – proper spelling El Zain, not Aaron Zain as reported

Page 1 – add “Engineering” after Jacobson under “Audience of Citizens”

Page 1 – proper spelling “Straits Road” not “Straights Road” as reported.

Page 2 – proper spelling El Zain, not Aaron Zain as reported under “Appointments”

Page 2 – clarification needed regarding Trooper Warren’s comments about lighting at Maple Street.

Page 3 – second paragraph – add “will be posted on the Town website for public review” after “BOS members requested that the E-Team provide statistics on the streetlights (usage, savings, etc.)”

Page 3 – “silt” curtains, not “silk” curtains as reported.

APPOINTMENTS TO BOARDS/COMMISSIONS – None.

AD HOC HOUSING COMMITTEE

A copy of the proposal to create a Chester Ad Hoc Affordable Housing Committee was included in the BOS packet and discussed. Also included in the Board’s packet were the emailed comments developed by the Town Attorney regarding the process to form a Committee. A copy of the draft document is attached to the minutes. The BOS discussed the document. Pat Bandzes was available to address questions/comments posed by Board members.

Cindy Lignar made a motion to resolve to agree with establishing the creation of an Ad Hoc Chester Affordable Housing Committee in accordance with the Plan of Conservation and Development and Affordable Housing Plan and Sustainability standards. Paul Radicchi seconded the motion. The motion passed unanimously.

Note – P&Z meets on Thursday and will discuss the Work Live Art spaces.

SNACK SHACK

Cindy reported that as work began on the Snack Shack, additional items were found to be in need of repair to bring the structure up to code (wiring/plumping). The Town Building Repairs/Code Compliance 5 Year Capital Budget sheet, provided by Peter Evankow, was included in the Board's packet.

Paul Radicchi made a motion to authorize the transfer within the Capital Town Building Repairs/Code Compliance line item, from the Town Hall Roof to the Cedar Lake Snack Shack in the amount of \$10,000, pending BOF approval. Pat Bandzes seconded the motion. The motion passed unanimously.

The BOF has scheduled a Special Meeting to consider this transfer.

The status of the Snack Shack lease was discussed. Cindy has met with the contractor and they are in the process of obtaining appropriate insurance. They would like to be in the Snack Shack in May.

ANNUAL REPORT UPDATE

Cindy Lignar reported that the State mandates that municipalities complete an Annual Town Report. Note that some departments did not submit a report. The document will be "proofed" and forwarded to the printer for publication.

DRAFT CHARTER PROCESS UPDATE

The Charter Commission has met, discussed and accepted the recommendations made by the BOS. The Charter Commission meeting minutes will have details related to the BOS's recommendations.

RETIREMENT PLAN DEFINITION OF EMPLOYEE – No new information received from Town Attorney.

SELECTMEN REPORTS

Cindy reported:

- The Hose Company Tax Exempt Ordinance has been reviewed by the Town Attorney and a Special BOS meeting has been scheduled on 4/11/24 to discuss same. The BOF Chairman, Vice Chairman, Assessor and Fire Chief have been invited to attend the meeting.
- The Town Meeting is scheduled on 4/10/24 and includes funding for repairs to the Parker's Point Boat Launch.

Pat reported:

- She and Cindy met with the cell tower contractor. This contractor is currently building towers in Haddam and E. Haddam. He will be invited to the 4/24 BOS meeting.
- The 59 Winthrop Road property will close in May.

- The motorcycle repair/showroom located in Clinton is interested in re-locating to the 4,000 sq. ft. property at 3 Inspiration Lane. The property owner has submitted preliminary engineering drawings to PZ for consideration.

Paul reported that he “walked” several dams and “flash boards”. He will continue to review the reports on dams that Jacobson has on file, including DEEP’s inspections.

The status of PFAS and funding sources to address same, in the Water Street water line was discussed.

AUDIENCE OF CITIZENS – None.

ADJOURNMENT

On a motion made and duly seconded, the meeting was adjourned.

Respectfully Submitted,
Suzanne Helchowski
Clerk