

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT BOS MEETING

Town of Chester Connecticut  
Regular Board of Selectwomen Meeting  
Wednesday, September 13, 2017  
Community Meeting Room  
Chester Town Hall

CALL TO ORDER

First Selectwoman Gister called the meeting to order at 7:03 p.m. In attendance included: First Selectwoman Gister, Selectwoman Janecek, Selectwoman Linn, Mark Hammond, Doug Williams, Cherry Hill Senior Housing, Susan Wright, and Ed Meehan.

APPROVAL OF MINUTES

Charlene Janecek made a motion to approve the minutes from the 8/23/17 BOS meeting with corrections. Carolyn Linn seconded the motion. The motion passed unanimously.

Correction - Page 2 – add the word “free” after “interest” in the second line under “Discussion Regarding Streetlight Project”.

CHERRY HILL – DOUG WILLIAMS – 23 units

Mr. Williams, Cherry Hill Senior Housing, presented a proposal regarding a potential Small City Grant to rehabilitate the 25 unit Cherry Hill property, (new windows, siding, heat pump and parking lot repair). Cost estimates for the work total approximately \$500,000. He explained that State facilitates this Federal Grant and forwards it to the individual towns. The deadline for the grant application is June 2018.

Mr. Williams has been working with Larry Wagner, L. Wagner & Associates, to assist in writing the grant application. Mr. Wagner’s fees would be paid through the grant. Mr. Williams will provide additional information on the grant to the BOS and Lauren will investigate other possible Small City Grant opportunities for the Town of Chester. Mr. Williams will ask Mr. Wagner to attend a future BOS meeting to discuss the grant.

APPOINTMENTS TO BOARDS/COMMISSIONS

Charlene Janecek made a motion to appoint Allison Abramson to a lifetime appointment as Municipal Agent for Children, to re-appoint Trooper Ewing to a two year term expiring on 6/30/19, and to appoint John O’Hare, R, to fill a vacant seat as a BOF alternate member, with a term to expire November 2017. Carolyn Linn seconded the motion. The motion passed unanimously.

MAIN STREET PROJECT PHASE III

Lauren Gister updated the BOS on the status of the previous Jacobson contract (design work) for the Main Street project. Information distributed included a new proposal from Jacobson for the remainder of the design work on the project. This proposal includes taking the project out to bid.

Current Status – The preliminary design work is almost complete and the Main Street Committee will meet on 9/26/17 to review grading and other details. Funding for this phase of the project was approved and released via Town Meeting. After the next phase of the project is approved by the Main

Street Committee, Public Meetings for comments will be scheduled. It is anticipated that Public Meetings will be scheduled prior to Thanksgiving.

Regarding LOTCIP, Lauren Gister reported that the DOT has a “project comments review” meeting scheduled. She anticipates a response within the next 10 days.

Additionally, Lauren spoke to Rob Haramut, RiverCOG. Mr. Haramut is familiar with DOT initiatives in the region. He reported that the project is “in the que” but the State will not bond for projects until the projects are “shovel ready” and funds are needed.

The BOS will review, develop questions on the proposal, discuss, and possibly vote to send the project to the BOF at a future BOS meeting. The BOF must vote to forward the project to a Town Meeting for the release of Capital funds.

#### CONTRACT APPROVAL FOR CES SOLAR

Lauren Gister reported that the Greenskies contract for solar at CES has not yet been finalized. She has met with the E-Team and James Grzybowski to discuss changes. The Town is waiting for a final draft contract from Greenskies.

The project was delayed due to the need for Eversource follow-up, BOF and Town Meeting approval. It is not anticipated that the delay will affect the Town’s kilowatt pricing, etc. The Town can still expect substantial energy savings over the life of the contract.

The project cannot be completed with children in the building; therefore, tree trimming/cutting would be completed in April 2018 (over April vacation), with an anticipated start of the project in June 2018.

Lauren will forward the contract to BOS members who will review same. Lauren recommends that BOS members forward questions to her and she will submit them to Greenskies.

It is anticipated that the BOF will also have questions regarding the proposal. E-Team members will be invited to a BOF to address same.

#### SELECTWOMEN REPORTS

Selectwoman Reports included:

- Comments from the Advisory Committee have been forwarded to the POCD contractor. A response is expected in the near future.
- The design has been approved for the cobra streetlight LED conversion. Tanko will order the materials.
- Additional discussion is necessary regarding the 60 decorative streetlights owned by the Town. These lights are not part of the first phase of the project. We are awaiting information on any rebates and potential savings if they are also converted to LED.
- The Prospect Street culvert project has started. The road is closed and the project will go into early November.
- Public Works is addressing the drainage on Parkers Point Road.
- A second Constable position has been posted.

AUDIENCE

Susan Wright submitted a letter in response to correspondence received from the WPCA regarding a potential brewery in Chester. EDC would like to understand WPCA regulations in order to facilitate economic growth in Chester. Lauren will facilitate a meeting with WPCA and EDC to discuss the issue.

The historic 33 Liberty Street property was briefly discussed. Lauren will contact DEEP to determine the status of the property. EDC facilitated a walk-through of the property with realtors, BOF Chair and P&Z to review potential uses of the property.

ADJOURNMENT

Carolyn Linn made a motion to adjourn the meeting at 8:23 p.m. Charlene Janecek seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski  
Clerk