

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT BOS MEETING

TOWN OF CHESTER, CONNECTICUT  
BOARD OF SELECTMEN  
REGULAR MEETING  
Wednesday, September 8, 2021  
ZOOM Meeting

CALL TO ORDER

First Selectwoman Gister called the meeting to order at 7:02 p.m. In attendance included First Selectwoman Gister, Selectwoman Janecek, Selectman Englert, Terri Englert, Elizabeth Reinhart, Press, Jen Rice and Bettie Perreault.

AUDIENCE OF CITIZENS – None.

APPOINTMENTS TO BOARDS AND COMMISSIONS

At the 8/25/21 BOS meeting, Meredith Devanney was appointed to an alt. seat on the Harbor Management Commission. For clarification purposes, Lauren reported that while the RTC and Harbor Management Commission requested that Mike King (alt) be appointed to the open full seat on the Commission (as a result of Joel Severance's stepping down), no formal BOS had been taken to appoint him to that open seat. The BOS discussed the importance of the Harbor Management Commission as the Chester Creek dredging project and other important initiatives have been on-going.

Charlene Janecek made a motion to appoint Michael King, R, to the Harbor Management Commission (full seat) with a term to expire 10/3/25. Tom Englert seconded the motion. The motion passed unanimously.

Lauren Gister made a motion to appoint Meredith Devanney to the Harbor Management Commission (alt) with a term to expire 10/3/21. Charlene Janecek seconded the motion. The motion passed unanimously.

NEW LEGISLATION – Marijuana

The link to Public Act 21-1, legalizing recreational marijuana use, was included in the BOS packet. BOS members were encouraged to attend the Thursday, September 9, 2021 P&Z meeting to discuss a regulatory structure vis a vis the new law. The goal of the meeting is to plan the process for decisions on the topic. Note that at least one property owner has expressed interest in opening a dispensary. The current P&Z regulations do not allow for medical or recreational marijuana dispensaries. All stakeholders, including Tri Town Youth Services, have been invited to attend the meeting.

KENYON BUILDING ENVIRONMENTAL

Two proposals (Atlas and Fuss & O'Neill) regarding a scope of services for a Phase I assessment of the former Kenyon property, 59 Winthrop Road, were included in the BOS packet.

As previously reported, the Town took possession of the property approximately 2 years ago via a tax sale. Individuals have expressed an interest in purchasing the property; however, without knowledge of the potential environmental issues at the property, none are willing to take the risk purchasing same.

After discussion of the two estimates, (Atlas and Fuss & O'Neill), it was determined that Atlas Technical Consultants, LLC has a better understanding of the property and provided a more comprehensive plan for the project.

Lauren Gister made a motion to request that the BOF allocate an amount not to exceed \$20,000 for an environmental investigation of the former Kenyon property, 59 Winthrop Road (Skyview Property). Tom Englert seconded the motion. The motion passed unanimously.

Lauren Gister made a motion that, contingent upon BOF approval of funds, the contract for an environmental investigation of the former Kenyon property, 59 Winthrop Road (Skyview Property) be awarded to Atlas Technical Consultants, LLC in the amount of \$7,975.00 (as outlined in the proposal dated 8/10/21); further moved that First Selectwoman Gister be authorized to sign a contract for said services. Charlene Janecek seconded the motion. The motion passed unanimously.

It was reported that Brownfield funds may be available in October for potential "clean-up" of the property.

#### APPROVAL OF MINUTES

Tom Englert made a motion to approve the minutes from the August 25, 2021 BOS meeting, as amended. Charlene Janecek seconded the motion. The motion passed unanimously.

Note proper spelling – Kimberley Megrath

#### SELECTMEN REPORTS

Charlene reported:

- The Chester Fair was very successful and no conduct necessitating police intervention was observed at the Fair. In addition people adhered to CDC guidelines relative to masks.
- Charlene will request that Griffin Hospital provide the number of vaccines administered at the Fair.

Tom reported:

- He moderated the recent BOE Public Hearing regarding the JW security project and potential bonding for same.

Lauren will follow-up on the status of the BOE exploring the possibility of bonding for athletic fields, tennis courts, and parking lot lighting.

Lauren reported:

- A Hallmark movie is being filmed in Chester this week.
- Covid Report – 9 new cases reported in Chester over the past 10 days; 7 were at Aaron Manor and were all "breakthrough cases". No hospitalizations were reported and only one patient experienced symptoms.
  - Lauren has requested that the Health District provide guidance on booster shots.
- The 9 Parkers Point Property has been sold to a private owner.

- Lauren is in discussion with DEEP relative to the status of the privately owned dam located behind the Historical Society. To date, there is no Emergency Action Plan for the dam, as required. Note that Jacobson has inspected the dam and did not see any “imminent” danger; however residents and business owners in the vicinity of the dam are concerned about its condition.
- The Ridge Road property is on the market. The home destroyed by a fire has not yet been taken down but Lauren has received inquiries as to the possibility of the town purchasing the property for a Community Garden and/or to reroute the driveway to accommodate buses.
- The Police, Fire Marshal, Public Works, Town Attorney and First Selectwoman are working to address the trailer parked on Liberty Street. A company is on “stand-by” to remove the trailer if the property owner does not do so.

AUDIENCE OF CITIZENS – None.

ADJOURNMENT

Charlene Janecek made a motion to adjourn the meeting at 7:53 p.m. Tom Englert seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski  
Clerk