

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT BOS MEETING  
TOWN OF CHESTER, CONNECTICUT  
BOARD OF SELECTMEN  
REGULAR MEETING  
Wednesday, November 9, 2022  
Chester Town Hall

CALL TO ORDER

First Selectwoman Janecek called the meeting to order at 7:00 p.m. In attendance included: First Selectwoman Janecek, Selectman Englert, Selectman Meehan, Terri Englert, Carolyn Kane, HMC and several audience members.

AUDIENCE OF CITIZENS – None.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Tom Englert made a motion to re-appoint Lisa Wahle and Rick Holloway to 4-year terms on the Conservation Commission, expiring 11/1/26. Ed Meehan seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Ed Meehan made a motion to approve the minutes from the 10/26/22 BOS meeting as amended. Tom Englert seconded the motion. The motion passed unanimously.

Page 2 – under YMCA Early Care & Education Center at CBSRZ, 5<sup>th</sup> line – the word “begin” should be replaced with “being asked”.

Page 4 – 3<sup>rd</sup> bullet, top of page – change “4 Water Street” to “Manhole #2”.

CELL TOWER DISCUSSION

Ray Lemley, Chester resident and DTC member, at the request of the First Selectwoman, investigated options relative to the potential location and installation of a cell tower to service the downtown area. Mr. Lemley has a professional background in cell tower development and construction. Several potential tower sites, including the Town Hall and Fire Department were explored and Vertical Consultants, a tower developer, provided a generic proposal to the BOS. Mr. Lemley provided an overview of the proposal and was available to address questions/comments posed by BOS members.

In addition, the BOS discussed:

- Other potential sites (town owned properties)
- Potential zoning and Gateway Commission concerns at potential sites.
- The POCD supports a cell tower to service downtown and residents have expressed concern relative to the lack of service in Chester.

- If a project moves forward, Public Hearings will be scheduled to gauge the town's interest; note that in year's past, the Town did not support the construction of a cell tower.

Additional sites will be forwarded to Ray for review by Vertical's surveyors, engineers and construction professionals. Documentation will be forwarded to the Town Attorney for review as appropriate.

#### HARBOR MANAGEMENT REQUEST – Parker's Point Improvements

Ed Meehan made a motion to add to the agenda the request from the Harbor Management Commission regarding Parker's Point. Tom Englert seconded the motion. The motion passed unanimously.

Carolyn Kane, Chairman Harbor Management, reported that the HMC is pursuing a SHIPP (Small Harbors Grant) to pursue upgrades to the Parker's Point Boat Launch area. To facilitate the grant, \$3,600 is being requested to fund a new property survey. A copy of the HMC's request was included in the BOS packet and Ms. Kane was available to address questions/comments posed by BOS members.

Tom Englert made a motion to approve and forward to the BOF for further action, the HMC's request for \$3,600 to fund an updated property survey of Parker's Point as requested in the HMC letter to the BOS dated 11/7/22. Ed Meehan seconded the motion. The motion passed unanimously.

#### ARPA DISCUSSION

Town Hall Generator - As previously discussed, ARPA funds, in the amount of \$128,000 were approved for this project. The recommended bid from GDL Services, LLC, exceeds \$128,000.00. Additional funds are necessary to provide:

- A larger fuel tank to accommodate a 72-hour run time.
- A 5-year warranty.
- Removal of current generator and set up of same at the Town Garage, including a preventative maintenance contract.

There is a 52-week lead time on the project.

At the 10/26 BOS meeting, the BOS forwarded the request for additional ARPA funds to the BOF for further action.

#### WPCA – Potential expansion during STEAP project

As discussed at the 10/26 BOS, Jacobson has been asked to develop rough cost estimates for potential sewer expansion during the N. Main Street Reconstruction Project. Jacobson recommends extending the line to the Great Brook Bridge (if the line is pursued beyond the bridge, environmental, USFWL, DEEP and the Army Corps approvals would be required).

Further extension of the line could be considered if/when economic opportunities; i.e. Norma Terrace, are realized.

WPCA – As reported at the 10/26 meeting, the contractor for the proposed manhole #20 replacement is no longer interested in the job. Jacobson is facilitating a quote from a different contractor. Note that it is anticipated that the new quote will be significantly larger than the original \$8,800 quote.

Pre-school request/YMCA/CBSRZ – To date, no additional information has been received, as requested by BOS at the 10/26 meeting. Additional BOS concerns/questions include:

- The \$40,000 “rent” to be paid to Congregation Beth Shalom Rodfe Zedek. The BOS had the understanding that that CBSRZ would host the program at no cost.
- Has the YMCA’s program at the Goodwin School in Old Saybrook received ARPA funding?
- While the group did reach out to Essex and Deep River, no financial commitment from those towns has been confirmed. If funds are received from Essex and Deep River, would their request for \$100,000 from Chester decrease?

#### TREE WARDEN

Chester’s Tree Warden abruptly resigned several weeks ago. Documentation, developed by Dick Leighton, relative to the Tree Warden (per Statute, the Town must have a Tree Warden) was included in the BOS packet. Mr. Leighton recommends appointing Cameron Evangelisti as the Tree Warden and Ray Guasp and himself as Deputy Tree Wardens. The Tree Warden and deputies must complete coursework for certification. The cost for the classes is \$400 per person.

Ed Meehan made a motion to approve \$800 for Tree Warden coursework (for Cameron Evangelisti and Ray Guasp). Tom Englert seconded the motion. The motion passed unanimously.

Note that the Town is under no obligation to “hire” Cameron or Ray after certification.

#### COMPUTERS AT TOWN GARAGE

As discussed at the 10/26 BOS meeting, Charlene received a request for computers at the Town Garage. A quote for same from CT Comp, totaling \$15,471.33 was received. After further discussion and consideration, the BOS supported the purchase of either a laptop with a docking station or a desktop computer (to be connected to the existing WIFI).

#### SELECTMEN REPORTS

Ed Meehan recommended beginning preliminary work; i.e. engineering, relative to a STEAP Grant. The need for an RFP/RFQ for engineering requires clarification as Jacobson is appointed as the Town’s Engineer until 2023 and has a long history in the town and are vastly familiar with all projects.

The Poll workers were commended for their work at the recent election. On average, 100 residents voted per hour for a total of 2,013 voters (over 70% of registered voters).

Charlene has visited the Kenyon Building. The work is progressing and drillings are being done both inside and outside of the building. Water sampling on surrounding houses has also been done.

AUDIENCE OF CITIZENS – None.

EXECUTIVE SESSION

Tom Englert made a motion to go into Executive Session at 8:15 p.m. for discussion on personnel matters. Ed Meehan seconded the motion. The motion passed unanimously.

Regular Session resumed at 9:18 p.m.

No action taken.

ADJOURNMENT

On a motion made and duly seconded, the meeting was unanimously adjourned at 9:19 p.m.

Respectfully Submitted,

Suzanne Helchowski  
Clerk