

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
MINUTES

April 13, 2020

BOARD MEMBERS PRESENT: Carla Westine and Harry Goodell at the Town Hall, Robert Greenfield, Gary Coger and Phil Perlah via Zoom teleconference.

STAFF PRESENT: Michael Normyle, Zoning Administrator, Cathy Hasbrouck, Recording Secretary at the Town Hall.

CITIZENS PRESENT: Gary Parker, Shannon Parker, Ray Massuco, Don Stein, James Church, Andrew Sama, Mark Roden, Barbara Radnaud, Jerilyn Jacobs via Zoom teleconference.

Call to Order

Carla Westine called the meeting to order at 6:00 PM via Zoom conference. She named the Board members and citizens attending the hearing, some in person at the town hall and some via Zoom teleconference. She read the meeting agenda

Agenda Item 1 Review draft minutes from the March 23, 2020 meeting.

Harry Goodell moved to accept the minutes from the March 23, 2020 meeting. Phil Perlah seconded the motion. There was no discussion. A vote was taken and the minutes were accepted as written.

Agenda Item 2 Citizen comments.

There were no citizen comments.

Agenda Item 3 Parker Conditional Use application (#549)

Carla Westine entered the following documents into evidence.

The first document was an application for hearing before the Development Review Board. Carla Westine read the following items: the project number was 549, the appellant and landowner names were Gary and W. Louise Parker, the address was 220 South Main Street, the parcel map number was 60-51-50. The description of the project was, "Convert single-family residence to a mixed use building to include a Body and Sole and a custom and original jewelry design business." The application was signed by Gary Parker on March 17, 2020 and by Michael Normyle on April 13, 2020. Phil Perlah moved to accept the application as Exhibit A. Harry Goodell seconded the motion. A vote was taken and the application was accepted as Exhibit A.

The second document was a Town of Chester Notice of Public Hearing before the Development Review Board dated March 17, 2020. Carla Westine read the notice aloud. It showed a site visit was scheduled at 5:25 PM on Monday, April 13, 2020 and a Public Hearing at 6:00 PM. The property owner and applicant were Gary & Louise Parker, the location was 220 South Main Street. The district was the Residential Commercial. The action requested was, "Convert single-family residence to a mixed-use building to include a Body and Sole and a custom and original jewelry design business." The Notice was signed by Michael Normyle. Harry Goodell moved to accept the Notice as Exhibit B. Phil Perlah seconded the motion. A vote was taken and the Notice was accepted as Exhibit B.

The third document was a document from Gary J Parker and Wilma L. Parker giving details about how the proposed businesses would meet the General, Specific and Performance Standards in the Bylaws. Carla Westine did not read the document aloud, as it would be referred to when the bylaws pertaining to the conditional use application were discussed. Phil Perlah moved to accept the document as Exhibit C. Harry Goodell seconded the motion. A vote was taken and the document was accepted as Exhibit C.

The fourth document was an e-mail dated March 8, 2020 from Hannah Parker discussing how her business, Body and Sole Wellness, will use the building at 220 South Main Street. Carla Westine read the e-mail aloud. She noted that the notation #6a at the top of the e-mail referred to map 6a which will be entered into evidence. Phil Perlah moved to accept the e-mail as Exhibit D. Harry Goodell seconded the motion. A vote was taken and the e-mail was accepted as Exhibit D.

The fifth document was an e-mail from Shannon Parker dated March 3, 2020 describing how her business, Wisdom River Designs, will be using part of the space at 220 South Main Street. Carla Westine read the e-mail aloud. Shannon Parker states in the e-mail that the space will be a design space, only open to the public by chance or appointment. It will not be a retail space with designated or regular hours. Harry Goodell moved to accept the e-mail as Exhibit E. Phil Perlah seconded the motion. A vote was taken and the e-mail was accepted as Exhibit E.

The sixth document was 7 pages of tax map copies with different types of information to be covered in the conditional use hearing drawn on them. The pages were numbered 1, 2, 3, 4a, 4b, 5a, and 5b. Page 5b showed the proposed sign plaza. Harry Goodell moved to accept the maps as Exhibit F. Phil Perlah seconded the motion. A vote was taken and the maps were accepted as Exhibit F.

The seventh document was a letter on Town of Chester Water Department stationery dated March 19, 2020 from Jeff Holden, Water/Wastewater Superintendent to the Development Review Board. In the letter, Jeff Holden stated the Water and Wastewater departments have adequate capacities for the intended uses. Carla Westine read the letter aloud. Phil Perlah moved to accept the letter as Exhibit G. Harry Goodell seconded the motion. A vote was taken and the letter was accepted as Exhibit G.

The eighth document presented was an e-mail exchange between Zoning Administrator Michael Normyle and Chester Fire Chief Matt Wilson. Carla Westine read the e-mail aloud. In the e-mail, Matt Wilson said he saw little impact to the Fire Department. Phil Perlah moved to accept the e-mail as Exhibit H. Harry Goodell seconded the motion. A vote was taken and the e-mail was accepted as Exhibit H.

The ninth document presented was a letter on Town of Chester Police Department stationery dated March 16, 2020 from Chester Police Chief Richard Cloud to Michael Normyle Zoning Administrator. The letter addresses the proposed use at 220 South Main Street by Hannah and Shannon Parker. In the letter, the Police Chief states that traffic safety and parking will not be an issue for the proposed uses. Carla Westine read the letter aloud. Phil Perlah moved to accept the letter as Exhibit I. Harry Goodell seconded the motion. A vote was taken and the letter was accepted as Exhibit I.

Phil Perlah asked whether the property owner was Robert and Louise Parker as mentioned in Chief Cloud's letter or Gary and Louise Parker. Carla Westine said she believed the property

owners were Gary and Wilma Louise Parker, his wife. Gary Parker confirmed that his wife was Wilma Louise Parker, known as Lou, and that he and Lou owned the property in question. He thought the Robert Parker mentioned in both the Fire Department e-mail and the Police Department letter was simply a mistake.

Carla Westine then began a review of Section 4.8 of the Chester Unified Development Bylaws, Conditional Uses. She began by reading the purpose of the Residential Commercial district on page 10 of the bylaws, “**A. Purpose:** To provide a mix of higher-density residential and commercial uses in an area that is centrally located within municipal water and sewer service areas.” She noted that Light Industry, Mixed Use, Personal Service Shop and Professional Office, were all conditional uses available in the Residential Commercial District which would apply to this project. The DRB members agreed with this list.

Carla Westine then swore in Gary Parker and Shannon Parker to give testimony.

Carla Westine began by reading the introduction to section 4.8 aloud, and proceeding to the General Standards in Section C.

4.8 CONDITIONAL USES

Specific conditional uses are permitted only by approval of the Development Review Board, providing that General standards, Specific Standards, Performance Standards and Special Criteria, as herein provided are met, and further provided that:

- A. The Development Review Board after public notice and public hearing determines that the proposed use will conform to such standards.**
- B. In granting such conditional use, the Board may attach such additional reasonable conditions and safeguards as it may deem necessary to implement the purpose of the law and these Bylaws.**
- C. The Development Review Board shall act to approve or disapprove any such requested conditional use within forty-five (45) days after the date of the final public hearing held under this Section, and failure to so act within such period shall be deemed approval.**

1. General Standards

These general standards shall require that any conditional use proposed for any district created under these Bylaws shall not result in an undue adverse effect to:

- a. The capacity of existing or planned community facilities;**

Gary Parker said there would be no adverse effect on the water or sewer departments. He said Jeff Holden Water/Wastewater Superintendent stated the businesses will use less water than a single-family home.

Carla Westine added that letters have been received from the Fire, Police and Water and Sewer Departments finding no adverse effects from the proposed use.

b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located;

Carla Westine reminded the Board she had read the purpose of the Residential Commercial zoning district. Gary Parker said they planned no major changes to the house. He said he will probably change a window on the first floor to an exterior door.

c. Traffic on roads and highways in the vicinity;

Gary Parker said he didn't think the businesses would have any impact on the traffic in the area and that there was plenty of room for parking on the property. Carla Westine reminded the Board that they had received a letter from the Chief of Police saying he did not expect any problems with traffic or parking.

d. Bylaws and ordinances then in effect; and,

Carla Westine noted that the proposed uses were available as conditional uses in the Residential Commercial district. She asked Gary Parker about changes to the exterior. Gary Parker said he may replace the rear deck, using the same footprint. Carla Westine asked Gary Parker when the house was built. Gary estimated it was built in the 1930's or 1940's. Carla said the house is pre-existing and pre-dates zoning and dimensional standards.

e. Utilization of renewable energy resources.

Gary Parker said there were no plans to use renewable energy resources.

Carla Westine verified the hours of business were 7:00 AM to 9:00 PM seven days a week. Gary confirmed that was correct. Carla Westine read from Exhibit C as follows, "Massage will be one on one. Design studio is mainly a work studio, with occasionally 1 – 2 people for helping in the design process."

Phil Perlah asked about the yoga studio mentioned in Exhibit D. He asked Gary Parker what that would entail. Gary said the living room area was about 20' x 16' and could be used for 6 – 8 people. Phil Perlah asked the Board to keep those figures in mind when discussing parking.

2. Specific Standards

Specific standards will include consideration with respect to:

a. Minimum lot size;

Gary Parker said a rough estimate was 1.5 acres.

b. Distance from adjacent or nearby uses;

Gary Parker turned to map 2 of Exhibit F. He said it was about 200 feet between this building and Pat Kline's house, 120 feet between his house and the UBS business office, 180 feet between this building and the house across South Main Street belonging to John Penney and the same distance to the Post Office, and about 80 feet from this building to Jim Guerra's house next door.

c. Minimum off-street parking and loading facilities;

Carla Westine said that, at the site visit, about 6 cars were parked in the driveway. Gary Parker referred to map 3 of Exhibit F which had parking spaces drawn on it. Gary said 4 -5 cars could park on the right side of the driveway, 1 - 2 spaces close to the house on the left side, 1 – 2 spaces at the end of the driveway near the house and about 5 spaces on the left side of the driveway. He said there was about 88 feet up to Pat Kline's driveway that could handle cars and more space toward the back of the lot that could be used in the summer. Gary said there would easily be parking for 10 – 12 cars on the lot without a problem.

Carla Westine asked about the dumpster Gary Parker had mentioned earlier. Gary said a dumpster was present for cleaning out the house. Once the house is emptied, the dumpster will be removed. This should happen before the end of the year.

Phil Perlah asked if there would be any large delivery trucks. Gary Parker and no deliveries will be received in trucks larger than the usual UPS or FedEx trucks. Carla Westine noted that no one had to back out of the driveway to enter South Main Street at the site visit. There was plenty of room to turn around and enter the roadway in a forward motion.

d. Landscaping and fencing;

Gary Parke said he was removing dying trees from the property now. He also was removing a greenhouse from the property. He intended to mow the lawn himself. Carla Westine said she did not observe any fences at the property boundaries. Gary Parker agreed that there were no fences at the property boundaries.

e. Design and location of structures and service area;

Carla Westine said the building is a pre-existing structure with an entry door at the driveway end of the house. She noted that Gary Parker had mentioned replacing an existing window with an exterior door and that there was an exterior door on the back of the house. She confirmed with Gary Parker that the he may rebuild the deck in the same place it is now.

f. Size, location and design of signs;

Carla Westine turned to page 5b of Exhibit F which had a design for a sign plaza. She asked Gary Parker if he had discussed this with Zoning Administrator Michael Normyle. Gary said he had not yet consulted the Zoning Administrator. Carla Westine said he will need a permit for a sign.

Phil Perlah asked about page 4b of Exhibit F, a map which indicates a new pole barn for housing small engine and hand tools. Gary Parker said he will be

tearing two existing sheds down and hopes to build a new building to house the lawn tractor and hand tools. Gary said he realized he will need a separate permit for that new building.

- g. Performance Standards under Section 4.9 and,
- h. Other such factors as these Bylaws may include.

Carla Westine read the introduction to 4.9, Performance Standards.

4.9 PERFORMANCE STANDARDS

In accordance with §4414(5) of the Act, the following standards must be met and maintained by all uses in all districts that are subject to a permit under these Bylaws.

A. Noise: noise volume shall be limited to the specified decibel levels listed below measured at the property line. (The sidebar is shown only as a reference to illustrate the decibel levels of typical activities.) Noise levels or frequencies which are not customary in the district or neighborhood or which represent a repeated disturbance to others shall not be permitted. Limited exceptions are allowed for incidental and customary activities, such as the occasional use of lawn mowers and snow blowers for regular property maintenance.

1. Noise shall not exceed 60 dB between 8:00 PM. and 7:00 AM;
2. Noise shall not exceed 70 dB during the day between 7:00 AM and 8:00 PM.

Gary Parker said Hannah Parker, as a massage therapist, will make very little noise. Shannon Parker, working on jewelry, will make light tapping as she designs jewelry. Carla Westine asked if all the activity will take place inside the structure. Gary Parker said it would. Carla Westine read the noise standards and gave examples of the 60-decibel night standard and the 70-decibel day standard. She said it appeared there would be no problem with the project meeting those standards.

Decibel (dB) Levels:

10 dB = normal breathing

30 dB = soft whisper

40 dB = quiet residential area, library

60 dB = normal conversation

70 dB = TV audio, human voice at 10 feet

80 dB = doorbell, machine tools, car at 10 feet

90 dB = lawn mower, tractor, blender

100 dB = snowmobile, factory machinery,

110 dB = leaf blower, power saw, nightclub band

120 dB = chain saw, rock concert, pain threshold

B. Air Pollution: no use shall create emissions, such as dust, fly ash, fumes, vapors, gases and other forms of air pollution, which:

1. Constitute a nuisance to other landowners, businesses or residents;
2. Endanger or adversely affect public health, safety or welfare;
3. Cause damage to property or vegetation; or,

4. Are offensive or uncharacteristic of the area.

Outdoor wood-fired boilers are exempt from this provision.

Gary Parker said there were no sources of air pollution.

C. Glare, Light or Reflection: illumination from lighting fixtures or other light sources shall be shielded or of such low intensity as not to cause undue glare, reflected glare, sky glow or a nuisance to traffic or abutting properties. Lights used to illuminate parking areas and drives shall be so arranged and designed as to deflect light downward and away from adjacent residential areas and public highways. Lights shall be of a "down shield luminaire" type where the light source is not visible from any public highway or from adjacent properties. Only fixtures which are shielded to not expose a light source, and which do not allow light to "flood" the property, are permitted to be attached to buildings. Searchlights are not permitted. The Development Review Board may require a lighting plan under conditional use or planned unit development review procedures.

Gary Parker said there was a motion detector light over the front door and lights on a switch for the back deck. The light for the sign will be solar powered. There will be no additional new lights beyond the light for the sign.

Carla Westine read the part the lighting standard that said exterior lights should be shielded and downward facing and not spill onto anyone else's property or up into the sky.

D. Safety Hazards: Fire, explosive and similar safety hazards which would substantially increase the risk to an abutting property, or which would place an unreasonable burden on the Fire Department, shall be prohibited.

Shannon Parker said she uses a small tank acetylene torch and has not had a problem with it during the 20 years she has been using it.

E. Electromagnetic disturbances: any electromagnetic disturbances or electronic emissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to the public health, safety and welfare, beyond the property lines of the property on which it is located, except as specifically licensed and regulated through the Federal Communications Commission.

Both Gary and Shannon Parker said there was no sources of electromagnetic disturbance on the property.

F. Underground Storage Tanks, Ground/Surface Water Pollution: No use shall result in burying or seepage into the ground of material which endangers the health, comfort, safety or welfare of any person, or which has a tendency to cause injury or damage to property, plants or animals. Commercial, industrial or institutional facilities having underground fuel storage shall maintain all tanks and related equipment with leak detection and spill control systems incorporating the best available safety practices and technology, consistent with government and industry standards.

Gary Parker said he did not know of any underground storage tanks. Phil Perlah asked how the building was heated. Gary Parker said it had oil heat with a new tank in the cellar.

Carla Westine turned to the Special Criteria which are part of the standards for the Residential Commercial district.

3. Special Criteria

The following Special Criteria shall be considered by the Development Review Board when considering an application for a conditional use permit in the (VC) Village Center, (SV) Stone Village, (R-C) Residential-Commercial, Districts:

She said it appeared there would be few changes to the exterior. Gary Parker said the only change he planned was to get a new front door. Carla Westine said that the Special Criteria did not need reviewing in light of the minimal changes planned.

Shannon Parker thanked the Development Review Board for their time. Gary Parker said he was planning to change the oil burner in the building to a propane burner and put an above-ground propane tank outside, behind the house.

There being no further questions, Harry Goodell moved to close the hearing. Gary Cogger seconded the motion. A vote was taken and the hearing was closed.

Agenda Item 4 Kapp Boundary Line Adjustment application (#550)

Robert Greenfield recused himself from this hearing. Carla Westine began by accepting the documents offered as exhibits.

The first document was a Town of Chester Application for Boundary Line Adjustment. Carla Westine read the following items aloud. The applicant name was Carlo Kapp, the address of the applicant and the location of the property was 1782 Quarry Road. The zoning district was R40. The tax map number for parcel 1 was 15-1-2(+3), the acreage before the adjustment was 391.42±, the acreage after the adjustment was 242.42±. The tax map number for parcel 2 was 15-5-43, the acreage before the adjustment was 170.82, the acreage after the adjustment was 319.82. The application was signed by Carlo Kapp and Michael Normyle, Zoning Administrator. Harry Goodell moved to accept the application as Exhibit A. Phil Perlah seconded the motion. A vote was taken and the application was accepted as Exhibit A.

Carla Westine, noticing that the wind outdoors was picking up, asked for a motion from a Board member that the hearing be re-convened at the next scheduled meeting of the Development Review Board on April 27, 2020 if power is lost during the hearing. Phil Perlah moved to reconvene the hearing at the next scheduled Development Review Board meeting if power is lost. Gary Cogger seconded the motion. A vote was taken and the motion passed.

The second document was a Town of Chester Notice of Public Hearing dated March 24, 2020. Carla Westine read the following items aloud. The site visit was announced for April 13, 2020 at 5:00 PM. The property owners are Carlo Kapp and A & V Sama. The location was 1482 Quarry Road, and the district was Residential 40. The action requested was, "A proposed boundary line adjustment to exchange approximately 150 acres (more specifics to be finalized before hearing)." The notice was signed by Zoning Administrator Michael Normyle. Phil Perlah moved to accept the Notice as Exhibit B. Carla Westine asked Michael Normyle if the 150 acres listed as the

amount of the adjustment was correct. Michael Normyle confirmed that was the correct number. Harry Goodell seconded the motion. A vote was taken and the Notice was accepted as Exhibit B.

The third document was an e-mail exchange between Carlo Kapp and Michael Normyle which began on July 9, 2019 and ended on March 10, 2020. Carla Westine read the entire exchange aloud. In the e-mail Carlo Kapp explains that he has sold a piece of land to his neighbor, Mr. Sama, and wants to keep a couple of acres of the parcel he is selling to protect the turn-around at the gate to his land. Harry Goodell moved to accept the site plan as Exhibit C. Gary Coger seconded the motion. A vote was taken and the site plan was accepted as Exhibit C.

The fourth document was a site plan titled The Proposed Sub-Division of a Portion of Property of Carlo D, Kapp 1782 Quarry Road for the purpose of a boundary line adjustment with the property of Andrew and Vaida E. Sama, 572 Horseshoe Road in Chester Vermont. The site plan was dated 4/6/2020 and stamped with Donald Stein, licensed land surveyor's stamp. Harry Goodell moved to accept the letter as Exhibit D. Phil Perlah seconded the motion. A vote was taken and the letter was accepted as Exhibit D.

Carla Westine then swore in the following citizens to give testimony: Andrew Sama, Don Stein, Ray Massuco, Mark Roden, Barb Radnaud, and Jerilyn Jacobs. Michael Normyle said he had received a call from Kevin Musiak, another abutter. Kevin Musiak raised the question of the condition of Quarry Road and if Andrew Sama had any plans to do any development.

Carla Westine asked the Board members if they had any conflict of interest or ex-parte communication to report. None did. Carla note that Bob Greenfield had recused himself at the beginning of the hearing.

Mark Roden began the discussion by explaining that Carlo Kapp had entered an agreement to sell a parcel of approximately 150 acres to Andrew and Vaida Sama. Included in the purchase and sale agreement was the condition that a small portion of the 150 acres (about 1 acre), near the hammerhead turn around maintained by the Town of Chester at the end of Quarry Road, be sub-divided and added to the abutting parcel owned by Carlo Kapp.

Carla Westine read section 4.13.A of the Chester Unified Development Bylaws aloud.

4.13 BOUNDARY LINE ADJUSTMENTS

Boundary Line Adjustments are adjustments to the dividing line between adjacent lots (see Definitions in Article 8).

A. In accordance with 24 V.S.A. §4464(c), these Bylaws authorize the Development Review Board to review applications and issue permits for boundary line adjustments, provided that the applicant satisfies all of the following standards:

1. It meets the definition of a Boundary Line Adjustment;

Carla Westine read the definition from page 122:

BOUNDARY LINE ADJUSTMENT: Moving a property boundary between two (2) or more adjoining parcels that creates no new separate lots or parcels, and has no adverse impact on access, the provision of public services and utilities, or neighboring uses.

Carla Westine said it appeared that this transaction meets the definition of a boundary adjustment. No one on the Board disagreed.

2. It does not create any new lot as a result of the adjustment;
Carla Westine said there were two lots before the adjustment and two lots after the adjustment. No new lots were being created.
3. The Plan must show the requirements of Section 4.12(F) of these Bylaws;
Carla Westine turned to Section 4.12(F) and discussed the requirements as follows:

F. Required Submissions

1. **Preliminary Plat.** The Preliminary Subdivision Plat shall consist of a pdf copy as well as seven (7) copies of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale or not more than one hundred (100) feet or more to the inch, showing or accompanied by information on the following points unless waived by the Development Review Board:

- a. Proposed subdivision name or identifying title and the name of the Town.

This was found in the lower right corner of the plat.

- b. Name and address of record owner, subdivider, and designer of Preliminary Plat.

This was found in the lower right corner of the plat.

- c. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, water courses, and other essential existing physical features.

Carla Westine said Lot A was shown with 149 acres and Lot B was shown with 242 acres. She said the property lines were also drawn in. Don Stein said there were two utility easements along Quarry Road for the overhead wires. Carla Westine pointed out the buildings on lot B belonging to Carlo Kapp. Two unnamed brooks and two ponds were shown. One brook crossed Lot B, passing through the two ponds and one brook paralleling Quarry Road in Lot A. Carla Westine said the Board had observed the quarry when they parked near the turn around on the site visit.

- d. The names of owners of record of adjacent acreage.

The names and addresses of all nine abutters were found on the plat. Carla Westine pointed out Kevin and Kent Muziak's name, who had called Michael Normyle with a question about any planned development along Quarry Road.

- e. The provisions of the zoning standards applicable to the area to be subdivided and any zoning district boundaries affecting the tract.

The property spans 2 zoning districts. The dimensional standards for the R-40 and Adaptive 3 district are found in the middle of the left side of the map.

- f. The location and size of any existing sewer and water mains, culverts, and drains on the property to be subdivided.

Three culverts are located along Quarry Road in the left half of the map. Lot A is undeveloped and has no well or septic system drawn. Lot B has the well and septic risers showing in the inset area of the map.

- g. The width and location of any existing roads within the area to be subdivided and the width, location, grades, and road profiles of all roads or other public ways proposed by the Subdivider.

Don Stein confirmed that he had heard of no new roads planned for this area. Quarry Road is shown on the plat. There are no other roads in the area of the boundary adjustment.

- h.** Contour lines at intervals of five (5) feet of existing grades and of proposed finished grades where change of existing ground elevation will be five (5) feet or more.

Contour lines were found at an interval of 20 feet. Don Stein said 5-foot contour intervals made a very busy map and asked that the 5-foot contour requirement be waived. Harry Goodell moved to waive the 5-foot contour line interval requirement for a 20-foot interval. Phil Perlah seconded the motion. A vote was taken and the 5-foot contour line interval was waived.

- i.** Date, true north point, and scale.

True north is indicated in the upper left corner. The scale and date are found in the lower right corner the plat

- j.** Deed description and map of survey of tract boundary made and certified by a licensed land surveyor tied into established reference points, if available.

Carla Westine said deed descriptions and reference plans are found in the Notes in center of the lower half of the plat.

- k.** Location of connection with existing water supply or alternative means of providing water supply to the proposed subdivision.

Carla Westine said the well location is shown on Lot B. Lot A is not being developed.

- l.** Location of connection with existing sanitary sewage system or alternative means of treatment and disposal proposed.

Carla Westine said the septic system risers for Lot B are shown in the inset.

- m.** Provisions for collecting and discharging storm drainage, in the form of drainage plan.

Carla Westine asked Don Stein if any changes were proposed for the contours of the land. Don Stein said no changes were planned.

- n.** Preliminary designs of any bridges or culverts which may be required.

Don Stein said no bridges or culverts were proposed.

- o.** The proposed lots with surveyed dimensions, certified by a licensed land surveyor, numbered and showing suggested building locations.

Carla Westine said she could see the two lots and the existing buildings drawn on Lot B. She noted that lot A is undeveloped and will continue to be undeveloped.

- p.** The location of temporary markers adequate to enable the Development Review Board to locate readily and appraise the basic layout of the field. Unless an existing road intersection is shown, the distance along a road from one corner of the property to the nearest existing road intersection shall be shown.

Carla Westine said the Board observed ribbons at the site visit marking the new property lines shown in yellow on the map.

- q.** Locations of all parcels of land proposed to be dedicated to public use and the conditions of such dedication.

Don Stein said no parcels are being dedicated to public use.

- r. Names identifying roads and streets; locations of street name signs and description of design of street name signs.

Don Stein said no new roads or streets, are proposed.

- s. The Preliminary Plat shall be accompanied by:
 1. A vicinity map drawn at the scale of not over four hundred (400) to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The vicinity map shall show all the area within two thousand (2,000) feet of any property line of the proposed subdivision or any smaller area between the tract and all surrounding existing roads, provided any part of such a road used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed subdivision.

Carla Westine pointed out the vicinity map in the upper right corner of the plat. Phil Perlah pointed out an error in the location map. Chester is shown on the wrong side of the town line in the lower right corner of the map.

2. A list or verification of the applications for all required State permits applied for by the Sub-divider. Approval of the subdivision application by the Development Review Board may be conditioned upon receipt of these permits.

Don Stein said he had given Andrew Sama the forms he needed to sign for this change. Andrew Sama verified with Ray Massuco that he had signed the forms in question and that Ray Massuco had the forms.

- t. Endorsement. Every Plat filed with the Town Clerk shall carry the following endorsement:

"Approved by the Development Review Board of the Town of Chester, Vermont as per findings of fact, dated ____ day of _____, ____ subject to all requirements and conditions of said findings.

Signed this ____ day of _____, _____ by

_____, Development Review Board"

Carla Westine pointed out the endorsement block found in the middle of the right half of the plat.

There being no questions from the Board, Phil Perlah moved to close the hearing. Gary Coger seconded the motion. A vote was taken and the hearing was closed.

Agenda Item 5 Deliberative Session to review previous or current matters

At this point the meeting went into deliberative session and was adjourned at the end of it.