

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES

March 13, 2023

BOARD MEMBERS PRESENT: Harry Goodell, Phil Perlah, Scott MacDonald, Bob Greenfield and Gary Coger at the Town Hall

STAFF PRESENT: Cathy Hasbrouck, Recording Secretary and Preston Bristow Zoning Administrator at the Town Hall

CITIZENS PRESENT: Vicki and Luis Negron

Call to Order

After some technical difficulties with the sound system, Bob Greenfield called the meeting to order at 6:18 PM. The group recited the Pledge of Allegiance. Bob introduced the members of the Development Review Board and staff.

Agenda Item 1 Review draft minutes from the February 13, 2023 meeting.

The Board considered the minutes from February 13, 2023. Harry Goodell moved to accept the minutes as written. Gary Coger 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 Pre-application review of proposed subdivision at 1609 Mattson Road.

Bob Greenfield noted that this was a pre-application review and not a publicly warned hearing but swore in Vicki and Luis Negron to give testimony. A draft survey by DiBernardo Associates dated January 30, 2023, was the basis for this pre-application review.

Bob Greenfield noted that the Board had visited the site of the proposed subdivision prior to the meeting and had asked various questions about the proposal.

Preston Bristow thanked everyone for attending the meeting and raised the following issues:

His first point was that the property was under Act 250 jurisdiction due to a past quarrying use. He had contacted District Coordinator Stephanie Giles to discuss how this could be handled. He said the options were to close out the existing Act 250 permit or to apply for another Act 250 permit. It would probably be a minor permit, which would not be as difficult to obtain. He recommended that the existing permit be closed out. It would make it easier to sell the property if no Act 250 permit were involved.

The next point raised was finding the location of the septic system for the existing house. The survey would need to show the location of the septic and the well. The Negrons provided a 1997 septic plan by Gulli Surveying with “as built” dimensions drawn on by hand. The plan was photocopied and provided to DRB members. Harry Goodell emphasized it was important that the septic be accurately shown on the DiBernardo map so the right-of-way for access to the proposed lot at the rear of the property not go over the septic tank or leach field.

The third point was that Vicki Negrón was thinking about filling in part of the pond on the property. Preston said the pond has a state identification number and may be something the state of Vermont regulates. The DRB did not recommend filling in the pond in any way as the state regulation governing it could be quite complex.

The next point raised was the width of the proposed right-of-way. If it was the normal 50 feet it would come too close to the existing house. After consulting the bylaws [Section 5.2.B.2] Phil Perlah agreed the DRB had the authority to authorize a narrower right-of-way as a driveway for the parcel to the rear.

Preston noted that the new subdivided lot will need a septic system and well designed. If no design was provided, the survey would have to indicate that no dwelling may be built on the new parcel until a septic permit was obtained. Preston described the process for obtaining a permit and said he would help the Negróns through the various steps and paperwork needed.

Luis Negrón described his planned building process. He would not build anything immediately. He would build when he had saved enough money for each step.

Bob Greenfield asked Vicki Negrón if she had operated the quarry. She said she had not. Tom Blais had operated the quarry when she owned the property with Stephen Beayon.

Harry Goodell moved to allow the right-of-way to be reduced to 40 feet near the existing house. Phil Perlah seconded the motion. A vote was taken and the motion passed unanimously.

Agenda Item 5 Deliberative Session to review previous or current matters

All other agenda items being complete, the meeting went into deliberative session and was adjourned at the end of it.