

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
MINUTES

July 9, 2018

BOARD MEMBERS PRESENT: Carla Westine, Gary Coger, Harry Goodell and Phil Perlah.

STAFF PRESENT: Michael Normyle, Zoning Administrator, Cathy Hasbrouck, Recording Secretary.

OTHERS PRESENT: Don Stein, Kelly Arrison, Donald Strohmeier, Van Matthews, Donna Matthews, David Chute, Ron Chute, Nancy Chute.

Call to Order

The meeting was called to order at 6:00 PM by Chair Carla Westine. She introduced the members of the Board and staff. She then read the meeting's agenda. She noted that a site visit had taken place at 4:45 PM at 3441 VT Route 10 and a second site visit at 5:25 PM at 548 Main Street. Everyone joined in reciting the Pledge of Allegiance.

Agenda Item 1 Review Draft Minutes from the June 25, 2018 Meeting

The minutes from the June 25, 2018 meeting were discussed. Carla Westine asked to change the words "not be a problem" under 1. General Standards on page 6 to "not adversely affect town services". She also noted that Mark Ouellette's and Carol Leofanti's last names were not used consistently on pages 8 and 9. Harry Goodell moved to accept the minutes as amended. Phil Perlah seconded the motion. A vote was taken and the minutes were accepted as amended.

Agenda Item 2 Citizen Comments

At that time in the meeting there was only one citizen, Kelly Arrison, present and he had no comments.

Agenda Item 3 Preliminary Plat application (#525) by Kelly and Cheryl Arrison

Chair Carla Westine swore in Kelly Arrison to give testimony at the hearing. She asked Kelly Arrison to give an overview of the project. He read aloud a letter addressed to Zoning Administrator Michael Normyle to be presented as an exhibit in the hearing. The letter gave the details of the proposed sub-division. Harry Goodell moved to accept the letter as Exhibit A. Gary Coger seconded the motion. A vote was taken and the letter was accepted as Exhibit A.

The second exhibit presented was a Town of Chester Development Review Board Application for Sub-Division, Preliminary Plat Phase. Carla Westine read aloud many details from the document including the applicant names, Kelly and Cheryl Arrison, the location of the property, 3441 Vermont Route 10, and the Zoning district, R-120. She read the total acreage before division, 38, and the acreage by parcel after the division, which is listed as one at 25 acres, one at 10 acres and one at 3 acres. The application is signed by Kelly and Cheryl Arrison and Michael Normyle and dated 6/5/2018.

Phil Perlah asked if the 38 acres referred to all the lots shown on the plat except Lot 1A. Kelly Arrison said the final lot designations and acreage are shown on the plat. That information was not available when the application was filed. A vote was taken and the document was accepted as Exhibit B.

The third document presented was a Town of Chester Notice of Public Hearing before the Development Review Board. Carla Westine read these items from the document: The date is June 12, 2018. The property owners and applicants are Kelly and Cheryl Arrison, the location is 3441 VT Route 10, the district is Residential 120, the action requested is re-subdivide 3 lots into 4 lots. The document is signed by Michael Normyle. Gary Cogger moved to accept the notice as Exhibit C. Phil Perlah seconded the motion. A vote was taken and the notice was accepted as Exhibit C.

The fourth document presented was a plat of the property in question. The plat had been updated since the packet was sent to the Board members. Phil Perlah suggested that the updated version, presented that day at the site visit, be accepted in evidence and the older version sent in the packet be set aside. The Board agreed. Carla Westine read parts of the plat including the title, Subdivision of Land Kelly and Sheryl Arrison, the date, July 9, 2018, and the surveyor who drew the plat, David E. Coleman. Gary Cogger moved to accept the plat as Exhibit D. Phil Perlah seconded the motion. A vote was taken and the plat was accepted.

Gary Cogger asked what was changed on the plat handed out at the site visit from the plat mailed in the packet. Carla Westine pointed to the names of abutters at the bottom of the plat, Michael and Susan Currie and Daniel Patenaude. She said they had been added. Phil Perlah pointed to a blue line going down the page from a feature labeled DAM which was not on the first plat. He assumed it was a water course and wondered what the nearby line labeled WOODS ROAD represented. Carla Westine said she could see the WOODS ROAD line was green and the line below DAM was blue, so she assumed the green line was an actual road and the blue line a water course. Neither type of line was shown in the legend. Phil Perlah also noted the letter W enclosed in a circle on lots 1A and 2A had been added. He thought these might be wells, but that symbol was not in the legend either. The Board members did not note any other changes.

Carla Westine asked Kelly Arrison if he was aware the property had been sub-divided in 2009. He said he was. She asked him if he had seen the plat filed with the town for that sub-division. He said he had and that he had a copy of it at home, but not with him at the meeting. Carla Westine said the Board had taken a copy of the 2009 plat prepared by Gary Rapanotti from the town files. The Board members compared it to the plat submitted for the hearing and noted differences between the two plats, such as the distance along the road for the two lots that front it. Carla Westine asked whether the lots fronting the road had been changed since 2009. Kelly said that only the back lots were to be changed in this sub-division. Kelly Arrison said he and Michael Normyle had looked up the tax map and wondered if the discrepancy had to do with something on the tax map. Carla Westine said the tax map had the same road frontage measurement for the lot where Kelly Arrison had his business as the 2009 plat in the vault. Both maps said the road frontage was 241 feet. Harry Goodell said the new plat must agree with the 2009 recorded plat, Carla Westine also pointed out that the 2009 map shows a leach field for the

house lot over which the new map shows a 50-foot right of way. Michael Normyle said the proposed map shows about 100 feet less of road frontage than the 2009 map for the two lots that abut the road.

Phil Perlah asked about lot 4A. He said Lot 4A on the tax map seems to have a contiguous boundary with the Chester/Springfield town line, but both survey maps show a small indentation from the line for part of the boundary. Kelly Arrison said he did know that his neighbor owned a small piece of land in Chester and the rest of his property was in Springfield. Carla Westine said that the tax map was not a legal survey and the Board did not have to concern itself with that discrepancy.

The Board then proceeded to evaluate the plat under Section 4.12.F of the Chester Unified Development Bylaws.

4.12.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.
These are found in the lower right quadrant of the plat.
- b.** Name and address of record owner, sub-divider, and designer of Preliminary Plat.
These are found in the lower right quadrant 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.

The number of acres for the total sub-division is missing from the plat. The property lines are present and do not agree with the 2009 plat. The easement for the septic for Lot 1 shown on the 2009 plat is missing from the proposed plat, and a right of way is shown in its place. The building placements on the proposed plat do not agree with the building placement on the 2009 plat. Harry Goodell pointed out that the 2009 plat shows the barn belonging to the larger parcel further east past the parcel with road frontage. Carla Westine noted that the proposed plat shows a structure marked DAM and a blue line descending toward the bottom of the page, which she assumes is a water course, but nothing in the plat's legend defines the blue line. Harry Goodell asked where the water course goes. It appears to end a bit north of the property line between Lot 2A and Lot 4A. Kelly Arrison said the water course turned and went off his property. Harry Goodell said the entire length of the watercourse on the property to be sub-divided needed to be shown. Carla Westine noted that the plat shows the shop where Kelly Arrison conducts his business, barns and stone walls.

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

Carla Westine listed the names shown on the map for the surrounding properties. All the parcels seem to have the names of their owners.

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

The zoning standards could not be found anywhere on the plat. Phil Perlah asked if Lots 1A and 2A were pre-existing lots. Harry Goodell said they were created in a previous sub-division.

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

Carla Westine said the symbol of the W enclosed in a circle must be identified as a well in the legend, assuming it represents a well. The septic systems, which are drawn in the 2009 map are missing. The Dam and its runoff stream are identified.

- 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 Sub-divider.

Carla Westine noted that no roads are shown on the plat. A deeded right of way is drawn to allow access to the woodlots in the back. Kelly Arrison asked if the right of way was properly identified on the plat. Carla Westine said it was, but it was possible he would not want to have the right of way running through his leach field.

- 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.

There were no contour lines on the plat. Michael Normyle distributed a section of a USGS map of the area with this lot in it that had contour lines. A second USGS map had been brought to the site visit. Carla Westine explained that if the contour lines were on a separate map, it would have to be filed as a separate mylar. Phil Perlah suggested that the board waive the 5-foot requirement. He did not think it was acceptable to have a separate map with contour lines. Harry Goodell said the property was not flat, particularly toward the back of the lots, and the plat should have some contour lines. If the 5-foot requirement was waived, the plat should show 20-foot lines. Kelly Arrison said his surveyor's printer could not manage contour lines and asked if he could submit a separate map. Carla Westine explained that the final plat was usually made on a single sheet of mylar. It wasn't clear whether a map on two separate sheets of mylar was acceptable. Carla Westine said she would accept the plat with 20-foot contour lines. Harry Goodell moved to waive the 5-foot requirement and require 20-foot contour lines instead. Gary Coger seconded the motion. A vote was taken and the motion passed.

- i. Date, due north point, and scale.

The date is in the lower right quadrant, the scale is in the lower left quadrant and the north point is in the upper left quadrant. Phil Perlah noted that the north point seems to be magnetic north.

- 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 saw this information in Notes 2, 3, 4 and 5.

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

Carla Westine noted symbols that are likely to be wells on Lots 1A and 2A on the plat accepted as Exhibit D. She said the narrative accepted as Exhibit A stated Lots 3A and 4A will not be developed and that VT state permit specialist Terry Shearer at the Springfield office told him that no permits were needed. Carla Westine explained that the Town of Chester required a letter from the state agency stating that no permits are required.

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

Carla Westine noted that the plat in the vault from 2009 shows a septic system for the house on Lot 1 close to the boundary between Lot 1 and Lot 2, and that there is an easement for that septic on Lot 2. She also saw a septic for Lot 2 on the 2009 plat. She did not see any septic systems anywhere on the proposed plat. She said the existing septic systems need to be drawn on the proposed plat and the Town of Chester needs to have a document from the State of Vermont confirming that the 2 new lots do not need any septic provisions.

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

Carla Westine noted a dam drawn on the proposed plat in Lot 4A. She asked Kelly Arrison to describe the dam. He said there are huge stones put in place about 100 years ago. There had been a wooden wall of sorts above the stones that is now gone. Occasionally the water rises behind the stones and then spills over down the watercourse drawn on Exhibit D. Carla Westine asked Kelly Arrison if he is changing anything on the property, such as the roads. Kelly Arrison said he was not changing anything. Harry Goodell said he would be willing to waive the drainage plan requirement as long as the watercourse was fully drawn in to the edge of the property and added to the legend. Harry Goodell made a motion to that effect. Phil Perlah seconded the motion. A vote was taken and the motion passed.

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

There are no proposed bridges or culverts.

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

No development is planned for the new lots and no proposed building locations are shown. The proposed lots have surveyed dimension on the boundary lines and are numbered.

- 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.

The Board had noted stakes with ribbons at the site visit. The plat is missing the distance to the nearest road intersection.

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

No parcels are proposed to be dedicated to public use.

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

No new roads or streets will be added.

- 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.

The vicinity map is present in the upper right quadrant of the plat.

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.

The document from the State of Vermont confirming that no permits are required has not been received.

- 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"

This endorsement is missing from the plat.

The Board debated whether to close the Preliminary Hearing or ask to see the corrected plat before closing the hearing. It decided to close the Preliminary Hearing with the understanding that if the Final Plat had any errors, the process would have to begin again with a new Preliminary Hearing. Harry Goodell moved to close the hearing. Phil Perlah seconded the motion. A vote was taken and the hearing was closed.

Agenda Item 4 Boundary Line Adjustment application (#526) Donna and Van Mathews

Carla Westine began the hearing by swearing in Van Mathews, Donald Stein, David Chute and Donald Strohmeyer to give testimony. The following exhibits were presented as evidence.

The first document was an Application for Boundary Line Adjustment. Carla Westine read these items on the application. The Applicant name is Donna Mathews, the address is 548 Main Street. The zoning district is the Village Center. The number of current lots is two and the number of proposed lots is two. Parcel 1 currently has 0.269 acres, after the adjustment it will have 0.329 acres. Parcel 2 currently has 1.52 acres, after the adjustment it will have 1.46 acres. The application is dated May 29, 2018 and signed by Zoning Administrator Michael Normyle and Donna Matthews. Gary Coger moved to accept the application as Exhibit A. Harry Goodell seconded the motion. A vote was taken and the motion passed.

The second document presented was a Notice of Public Hearing Before the Development Review Board. The notice is dated June 12, 2018. Carla Westine read these items from the notice. A site visit was held at 5:25 on July 9th. The property owners are Van and Donna Mathews. The applicant is Donna Mathews. The location is 548 Main Street. The district is the Village Center. The action requested is "Transfer approximately 3,000 square feet of land between two neighbors. Actual figures to be determined by surveyor. The notice is 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 motion passed.

The third document presented was a letter dated May 29, 2018 to Zoning Administrator Michael Normyle from Donald Strohmeyer. Carla Westine read the letter aloud. In the letter Mr. Strohmeyer stated that he has agreed to sell a strip of land from his property at 572 Main Street to Van and Donna Mathews. The letter is signed by Donald Strohmeyer. Harry Goodell moved to accept the letter as Exhibit C. Phil Perlah seconded the motion. A vote was taken and the letter was accepted as Exhibit C.

The fourth document presented was a letter dated May 29, 2018 to Zoning Administrator Michael Normyle from Van and Donna Mathews. Carla Westine read the letter aloud. In the letter the Mathews stated that they have agreed to purchase a strip of land from Donald Strohmeyer. The letter is signed by Van and Donna Mathews. Gary Coger moved to accept the letter as Exhibit D. Harry Goodell seconded the motion. A vote was taken and the letter was accepted as Exhibit D.

The fifth and last document presented was a plat of the proposed subdivision of property of Donald J. Strohmeyer 572 Main Street for the purpose of a boundary line adjustment with the property of Van L. and Donna M. Mathews. The plat is dated June 25, 2018. Gary Coger moved to accept the plat as Exhibit E. Phil Perlah seconded the motion. A vote was taken and the plat was accepted as Exhibit E.

Carla Westine asked Don Stein for an overview of the project. He said that Donald Strohmeyer was going to sell a strip of land 35 feet by 80 feet 6 inches to Van and Donna Mathews. This strip would add some lawn space to the north of the edge of their garden area.

Carla Westine then turned to Section 4.13 of the Chester Unified Development Bylaws, which addresses boundary line adjustments and discussed each requirement in the list.

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 of Boundary Line Adjustment from Section 8.2 as follows:
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.
The Board agreed that the proposed adjustment met all these criteria.
2. It does not create any new lot as a result of the adjustment;
The Board agreed that no new lot was being created.
3. The Plan must show the requirements of Section 4.12(F) of these Bylaws;

Section 4.12(F)

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.
The title and name are seen in the lower right quadrant of the plat.
- b.** Name and address of record owner, subdivider, and designer of Preliminary Plat.
These items are also in the lower right quadrant 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 she saw the acreage of the Strohmeyer parcel written on the parcel and the acreage of the Mathews parcel written beside the parcel. Phil Perlah verified that the Mathews lot was pre-existing since it did not meet the zoning district minimum lot size of 20,000 square feet. Carla Westine confirmed that the lot is pre-existing. Don Stein said there were no existing easements. Carla Westine said the existing buildings were located on the plat. She said she did not see any watercourses. She noted that the driveways are drawn for each lot.
- d.** The names of owners of record of adjacent acreage.

Carla Westine read the adjacent property owners listed on the plat as follows: John A. Ferruolo Trust Agreement, Barbara Westine, David Chute and Monica McAndrew, Michael Rogers and Doreen Forbes-Rogers, MBM Properties and Stuart and Wendy Currie and concluded that item d was satisfied.

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

Carla Westine located the zoning district standards for the Village Center district in the lower left quadrant of the plat.

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

Carla Westine noted no culverts or sewers on the plat. Don Stein confirmed that.

- 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.

Carla Westine said she did not see any roads in the adjustment area and that no new roads are proposed.

- 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.

Don Stein asked for a waiver for this requirement. Harry Goodell moved to waive the contour line requirement. Gary Coger seconded the motion. A vote was taken and the contour requirement was waived.

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

Carla Westine said she saw all those items.

- 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 pointed out this information in Note 3.

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

Carla Westine and Harry Goodell both pointed out the water supply lines drawn on the plat.

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

Carla Westine and Harry Goodell noted the sewer lines that serviced both pieces of property.

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

Carla Westine said that at the site visit she saw that the parcels were quite flat and that there was no moving water anywhere. Don Stein confirmed that this was the case. Harry Goodell moved to waive the drainage plan. Gary Coger seconded the motion. A vote was taken and the motion passed.

- n.** Preliminary designs of any bridges or culverts which may be required.
Carla Westine asked Don Stein if any bridges were being proposed. He said there were not.
- o.** The proposed lots with surveyed dimensions, certified by a licensed land surveyor, numbered and showing suggested building locations.
Carla Westine said she saw the boundary lines and measurements on the plat.
- 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 markers were clearly visible at the site visit. The distance to the junction of Main and Church Street was marked on the plat.
- q.** Locations of all parcels of land proposed to be dedicated to public use and the conditions of such dedication.
Carla Westine asked Don Stein if any part of these parcels was to be dedicated to public use. He said no part would be 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 roads or streets were being 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.
This map is visible in the upper right quadrant of the plat.
 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.
Carla Westine said there was no new lot being created by the boundary adjustment, the existing homes were connected to the municipal water and sewer lines and no permits were needed.
- 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"

This endorsement is seen in the lower left quadrant of the plat.

Carla Westine proceeded to finish evaluating the criteria in Section 4.13 Boundary Line Adjustments:

4. It does not substantially change the nature of any previous subdivision;
Carla Westine said the lots are long-existing house lots, the adjustment is a small portion of land being transferred between neighbors, and no new buildings are being proposed at this time. The Board agreed that this adjustment does not change the nature of any previous subdivision
5. It will not adversely impact access to any parcel;
Carla Westine noted that this change did not restrict access to the Strohmeyer or Mathews parcel.
6. It will not result in the development on any portion of a parcel that has been designated as open space as the result of a prior municipal permit or approval, or allow for the acreage of any open space parcel to be applied to the maximum density or minimum lot size for another parcel; and,
Carla Westine said she doubted that there were any previous permits that designated the parcel as open space. Don Stein said that there were not any previous permits designating any part of the parcel as open space.
7. It will not create any nonconformities.
Carla Westine said the change did not make Mr. Strohmeyer's parcel smaller than the minimum of 20,000 square feet.

There being no questions from the audience of the Board, Harry Goodell moved to close the hearing. Gary Coger seconded the motion. David Chute said he had no objection to the change and was glad that it did not affect the western view he has from his property. Carla Westine noted that the Village Center District setback from the rear property line and the Mathews would have to observe that setback if they ever decided to build on that land. A vote was taken on Harry's motion to close the hearing. The motion passed and the hearing was closed.

Agenda Item 5 Deliberative session to review previous matters.

At this point the Board went into Deliberative Session. The meeting was adjourned at the end of it.