TOWN OF CHESTER

DEVELOPMENT REVIEW BOARD

DRAFT MINUTES

January 8, 2018

BOARD MEMBERS PRESENT: Carla Westine, Amy O'Neil, Harry Goodell Phil Perlah and Gary Coger.

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

OTHERS PRESEN: Bill and Nancy Lindsay.

Call To Order

The meeting was called to order at 6:00 P.M. by Chair Carla Westine. She introduced the members of the Development Review Board, Zoning Administrator Michael Normyle and Recording Secretary Cathy Hasbrouck. She read the meeting agenda. The board and audience members recited the Pledge of Allegiance.

Agenda Item 1, Review minutes from December 11, 2017 meeting.

The meeting minutes had not been included in the packet, so the Board members had not had a chance to review them. Harry Goodell moved to postpone this item until after the Lindsay Final Boundary Line Adjustment hearing, when the Board members could take their time reading the copies that were distributed at the meeting. Phil Perlah seconded the motion. A vote was taken and the motion passed.

Agenda Item 2, Comments from Citizens

There were no citizen comments.

Agenda Item 3, Final Boundary Line Adjustment Hearing (#514) for Lindsay.

Bill and Nancy Lindsay were sworn in to give testimony. Chair Carla Westine said that at the preliminary hearing the requirements for a boundary adjustment there were only a few items from the preliminary hearing to correct on the plat.

The first document presented in evidence was a Town of Chester Application for a Sub-Division. The applicant name is Nancy Lindsay. The location of the property is 288 Depot Street in Chester. 103, the Zoning District is Village Center. The total acreage of the two plots is listed as 3.505. Parcel #1 is 1.1 acres before the adjustment and 0.464 acres after. Parcel #2 is 2.863 acres before the adjustment and 3.505 after. The application was signed by Nancy Lindsay on December 19, 2017 and by Michael Normyle on 1/2/2018. Harry Goodell moved to accept the application as Exhibit A. Gary Coger seconded the motion. A vote was taken and the motion passed.

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The second document presented was a Town of Chester Notice of Public Hearing Before the Development Review Board dated December 19, 2017. The Property owners are Bill and Nancy Lindsay. The location is 288 Depot Street. The action requested is a proposed boundary line adjustment which will transfer 0.642 acres from parcel #1 to parcel #2. The Notice 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 next document to be considered was a revised site plan dated 12/1/2017, titled Line Adjustment for Lindsay. Harry Goodell moved to accept the site plan as Exhibit C. Phil Perlah seconded the motion. A vote was taken and the motion passed.

Carla Westine then reviewed the changes requested during the preliminary hearing. The first was to add Coach Road to the location map. This was seen in the upper left corner of the site plan. The second was to add the distance to the nearest intersection. This was found along the border in the top left quadrant. The Legal description for Parcel #1 was corrected to say Route 103, not 106. The water and sewer connections for the laundromat were added. A scale has been added to the location map.

No one on the board or in the audience had any more questions or comments. Harry Goodell moved to close the hearing. Phi Perlah seconded the motion. A vote was taken and the hearing was closed.

Michael Normyle said that the applicants for this hearing had been very well organized and Robert Farnsworth, the surveyor had been very responsive. Bill Lindsay said that, after a very long process working with the state of Vermont, he believed the brownfield designation on the property was going to be removed. The Board members congratulated him on his persistence and were glad his efforts will be rewarded.

Michael Normyle asked to re-open the topic of citizen comments. He reported that he had received a phone call from a person living next to a property that had received a conditional use permit for a Bed and Breakfast in 2017. The caller complained that a blue trash container had sat at the curb for several days. Initially Michael advised the caller not to ruffle feathers, and to try speaking with the owner of the B&B. The next week the caller e-mailed Michael a copy of the conditional use permit issued for the B&B which had a condition requiring that the trash container be kept in a shed at the back of the property. Michael said he investigated and saw that he container was on the curb for a couple of Tuesdays in a row. Michael apologized to the caller and will address the matter. He noted that even small conditions on a conditional use permit can make a difference to the abutting property owners.

The minutes for December 11, 2017 were then revisited. A correction to the spelling of Amy O'Neil's name on page 4 was requested. Harry Goodell moved to accept the minutes as corrected. Phil Perlah seconded the motion. A vote was taken and the motion passed.

Phil Perlah asked about the preliminary plat review for the Sandri Boundary Adjustment sent in the week's packet. It was found to be incomplete. The Recording Secretary acknowledged that she had begun the document and didn't realize she had not completed it when she included it in the packet. She apologized and explained that she had injured her back just after she began work on the document.

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In response to a question from Phil Perlah, Carla Westine recapped her attendance at a Planning Commission meeting to discuss noise regulation in the bylaws and the process the Zoning Administrator goes through when he prepares an applicant for a hearing.

Agenda Item 4, Deliberative Session on Previous Matters

There being no other business to discuss, the meeting went into deliberative session and was adjourned at the end of it.

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