

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES

September 27, 2021

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

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

CITIZENS PRESENT: Robert Ryan at Town Hall, Joe DiBernardo via Zoom.

Call to Order

Bob Greenfield called the meeting to order at 6:02 PM. He thanked Phil Perlah for sitting in for him as chair at the last meeting when the ferry had been delayed and kept him from arriving on time. The group recited the Pledge of Allegiance.

Agenda Item 1 Review draft minutes from the September 13, 2021 meeting.

The Board considered the minutes from September 13, 2021. Harry Goodell moved to accept the minutes. Phil Perlah seconded the motion. There was no further discussion. A vote was taken and the minutes were accepted as written.

Agenda Item 2 Citizen comments.

No citizen had any comments about any subject other than the subdivision hearing.

Agenda Item 3 Ryan Final Plat Review Hearing (#571)

Bob Greenfield asked if the items the Board had requested to be changed had been addressed on the plat. Joe DiBernardo said he had removed the potential house site, added the seasonal stream, added 292 to the title block, had corrected a typo in the Malko abutter's name, and added the locations of the test pits. Harry Goodell said he saw the seasonal stream drawn it, but it was not in the legend. Joe DiBernardo said he had labeled the stream on the plat, but he would revise the mylar to include seasonal stream in the legend.

Robert Ryan joined the meeting. Bob Greenfield swore him in to give testimony. Robert Ryan asked how the rest of the process for the subdivision would proceed. Bob Greenfield described the process and took a straw poll of the members which indicated the subdivision would be approved. Robert Ryan went over the timing of the 30-day appeal period. He said he had a purchase and sale agreement for the parcel with the house. The closing date was in mid-November. The Board discussed who had been at the preliminary hearing and how likely anyone was to appeal their decision. Preston Bristow said it was unlikely that any attorney would allow a closing before the 30-day appeal period had elapsed. Given the likelihood that the final decision would be signed within a week, starting the 30-day appeal period, it seemed likely that the proposed closing date would be possible.

Harry Goodell moved to close the hearing. Gary Coger seconded the motion. A vote was taken and the hearing was closed.

Agenda Item 4 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.