

1 **TOWN OF CHESTER**  
2 **DEVELOPMENT REVIEW BOARD**

3 *February 23, 2026*

4 **BOARD MEMBERS PRESENT:** Robert Greenfield, Harry Goodell, Mark McKeon, Phil  
5 Perlah and Gary Coger at the Town Hall,

6 **STAFF PRESENT:** Zoning Administrator Hugh Quinn and Recording Secretary Cathy  
7 Hasbrouck at the Town Hall.

8 **CITIZENS PRESENT:** Jason Klezos and Brandon Allen at Town Hall, Chris Moore via Zoom.

9 **Call to Order**

10 Chair Bob Greenfield called the meeting to order at 6:00 PM. He led the group in the pledge of  
11 allegiance and introduced the members of the Development Review Board and staff.

12 **Agenda Item 1 Review the minutes of the November 10, 2025 meeting**

13 The DRB considered the minutes of the meeting on November 10, 2025. Harry Goodell moved  
14 to accept the minutes. Phil Perlah seconded the motion. There was no discussion. A vote was  
15 taken, and the minutes were approved as written.

16 **Agenda item 2 Citizens Comments**

17 There were no citizen comments.

18 **Agenda Item 3 Hearing #621 for RDVT Properties, LLC Boundary Line Adjustment at 159**  
19 **Carey Road.**

20 1:37The Board members had no conflicts of interest to report, and no board member had had any  
21 ex-parte communication on the issue. Bob Greenfield swore in Brandon Allen and Jason Klezos  
22 to give testimony in the hearing.

23 Bob Greenfield then entered the exhibits presented into evidence.

24 2:32 The first document was an application for a Boundary Line Adjustment dated 1/15/2026,  
25 permit number 621 from Jason Klezos on behalf of RDVT LLC. agreed. Mark McKeon moved  
26 to accept the application as Exhibit A. Harry Goodell seconded the motion.

27 The second document was a Notice of Hearing for Boundary Line Adjustment on February 23,  
28 2026. Phil Perlah moved to accept the notice as Exhibit B. Gary Coger seconded the motion.

29 The third document was a list of 26 100-foot abutters to the parcels being adjusted. Notices of  
30 the hearing were mailed to the citizens on the list on January 2, 2026. Harry Goodell moved to  
31 accept the list as Exhibit C. Gary Coger seconded the motion. A vote was taken, and the list  
32 was accepted as Exhibit C.

33 The fourth document was a portion of the tax map showing the parcel in question and the  
34 abutting parcels. Phil Perlah moved to accept the map as Exhibit D. Harry Goodell seconded  
35 the motion. A vote was taken, and the map was accepted as Exhibit D.\\

1 The fifth document was an 8 ½ x 11 copy of the survey dated January 15, 2026 showing the two  
2 parcels and the new boundary. Phil Perlah moved to accept the maps as Exhibit E. Harry  
3 Goodell seconded the motion. A vote was taken, and the maps were accepted as Exhibit E.

4 The sixth document was a Narrative from Jason Klezos explaining the reason for the adjustment.  
5 Phil Perlah moved to accept the narrative as Exhibit F. Harry Goodell seconded the motion. Bob  
6 Greenfield noted that there was no date on the narrative.

7 The seventh document was a letter, dated February 19, 2026 to the Town of Chester from RDVT  
8 Properties, LLC authorizing Jason Klezos to act for them in seeking a permit for a boundary  
9 adjustment. Phil Perlah moved to accept the letter as Exhibit G. Harry Goodell seconded the  
10 motion. A vote was taken, and the letter was accepted as Exhibit G.

11 05:29Bob Greenfield asked Jason Klezos if he would explain the purpose of the requested  
12 boundary adjustment. Jason said the owner intended to build a lodge building on the altered  
13 parcel and the larger building needed more space for setbacks. Phil Perlah said 7 – 8 years ago  
14 the DRB heard and approved a request to build several cabins with a dining hall lodge. He asked  
15 how this new request would connect, if at all, with the earlier request.

16 Jason said when the earlier project was done, lot lines were adjusted to fit the cabins. He said the  
17 lot under consideration here currently has a small cabin and a barn on it. He said the proposed  
18 lodge will only impact the small red cabin currently on the lot with the barn. Phil Perlah said he  
19 concluded that the previous and current projects are not connected. Jason Klezos nodded  
20 silently.

21 8:05Bob Greenfield then addressed the requirements for a boundary adjustment as set forth in  
22 Section 4.13 of the Chester Unified Development Bylaws. He read Section 4.13.A aloud:

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

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

27 Bob Greenfield and the board agreed that it did. Bob asked Chris Moore who was  
28 attending via Zoom if he had any questions. Chris Moore did not respond

29 2. It does not create any new lot as a result of the adjustment;

30 Bob Greenfield and the board agreed that no new lot was being created.

31 3. The Plan must show the requirements of Section 4.12(F) of these Bylaws;

32 The Board turned to Section 4.12.F.

33 09:20Bob then reviewed the standards for the preliminary plat.

#### 34 **4.12.F. Required Submissions**

35 **1. Preliminary Plat.** The Preliminary Subdivision Plat shall consist of a pdf copy as well  
36 as seven (7) copies of one or more maps or drawings which may be printed or reproduced on  
37 paper with all dimensions shown in feet or decimals of a foot, drawn to a scale or not more than

1 one hundred (100) feet or more to the inch, showing or accompanied by information on the  
2 following points unless waived by the Development Review Board:

- 3       **a.** Proposed subdivision name or identifying title and the name of the Town.  
4             Harry Goodell said the information was on the right-hand side of the plat.
- 5       **b.** Name and address of record owner, subdivider, and designer of Preliminary Plat.  
6             Gary Coger saw the information in the lower right-hand corner.
- 7       **c.** Number of acres within the proposed subdivision, location of property lines,  
8             existing easements, buildings, water courses, and other essential existing physical  
9             features.  
10            The board nodded agreement that all this information was shown.
- 11       **d.** The names of owners of record of adjacent acreage.  
12            Phil and Harry consulted with each other and confirmed these were on the plat.
- 13       **e.** The provisions of the zoning standards applicable to the area to be subdivided and  
14            any zoning district boundaries affecting the tract.  
15            The board agreed this was in the upper left corner.
- 16       **f.** The location and size of any existing sewer and water mains, culverts, and drains  
17            on the property to be subdivided.  
18            Bob Greenfield said he noted these features in a lighter gray color on the plat.
- 19       **g.** The width and location of any existing roads within the area to be subdivided and  
20            the width, location, grades, and road profiles of all roads or other public ways  
21            proposed by the Subdivider.  
22            Harry said there were no new roads and this requirement was not applicable.
- 23       **h.** Contour lines at intervals of five (5) feet of existing grades and of proposed  
24            finished grades where change of existing ground elevation will be five (5) feet or  
25            more.

26            Bob Greenfield noted there were no contour lines on the plat. Phil and the board  
27            agreed that it was sometimes difficult to read a plat with dense contour lines when  
28            a steep slope was depicted. Bob Greenfield asked Jason Klezos if he would like a  
29            waiver for section h. Jason said he did want a waiver. Phil Perlah moved and  
30            Harry Goodell seconded a motion to waive the contour line requirement. A vote  
31            was taken and the requirement was waived.

32            11:30Phil Perlah suggested that the Planning Commission should address the  
33            frequent need for a waiver of contour line spacing on surveys. Hugh Quinn,  
34            speaking as the Zoning Administrator. said it was on his list of adjustments to the  
35            Zoning Bylaws. The required 5-foot contour lines on a steep slope can make the  
36            plat unreadable.

- 1           **i.** Date, true north point, and scale.  
2           Bob pointed out the true north point and scale on his copy of the plat.
- 3           **j.** Deed description and map of survey of tract boundary made and certified by a  
4           licensed land surveyor tied into established reference points, if available.  
5           Harry and Bob said they saw these items.
- 6           **k.** Location of connection with existing water supply or alternative means of  
7           providing water supply to the proposed subdivision.  
8           12:45 Bob Greenfield pointed out the well on lot 4. Harry Goodell said this  
9           requirement was not applicable for this hearing.
- 10          **l.** Location of connection with existing sanitary sewage system or alternative means  
11          of treatment and disposal proposed.  
12          Bob Greenfield pointed out the septic system on lot 4. Harry said this requirement  
13          was not applicable either.
- 14          **m.** Provisions for collecting and discharging storm drainage, in the form of drainage  
15          plan.  
16          Bob said there was no change to the drainage.
- 17          **n.** Preliminary designs of any bridges or culverts which may be required.  
18          Bob said there none were required.
- 19          **o.** The proposed lots with surveyed dimensions, certified by a licensed land  
20          surveyor, numbered and showing suggested building locations.  
21          Bob said no new buildings were being proposed.
- 22          **p.** The location of temporary markers adequate to enable the Development Review  
23          Board to locate readily and appraise the basic layout of the field. Unless an  
24          existing road intersection is shown, the distance along a road from one corner of  
25          the property to the nearest existing road intersection shall be shown.  
26          After some discussion Phil and Harry agreed that a road intersection is shown on  
27          the plat and the distance to the nearest intersection is not required.
- 28          **q.** Locations of all parcels of land proposed to be dedicated to public use and the  
29          conditions of such dedication.  
30          Bob and Phil said there were no parcels being dedicated to public use.
- 31          **r.** Names identifying roads and streets; locations of street name signs and  
32          description of design of street name signs.  
33          Bob said no new streets or roads are being proposed and this was not applicable.
- 34          **s.** The Preliminary Plat shall be accompanied by:

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

9 The board agreed vicinity map was seen in the upper right corner of the  
10 survey.

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

15 Phil and Harry said since the application did not mention building anything,  
16 no permits are needed. Phil asked Jason Klezos which lot would eventually  
17 be built on. Jason said the lodge would be on lot 5 and pointed out the  
18 location on Phil's copy of the map.

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

21 "Approved by the Development Review Board of the Town of Chester, Vermont as per findings  
22 of fact, dated \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ subject to all requirements and conditions of said  
23 findings.

24 Signed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by

25 \_\_\_\_\_

26 \_\_\_\_\_, Development Review Board"

27 The board agreed that the endorsement is present in the upper right quadrant.

28  
29 17:00The standards for the plat being complete Bob Greenfield looked at the other requirements  
30 for a Boundary Adjustment

- 31 4. It does not substantially change the nature of any previous subdivision;

32 Bob Greenfield said this does not change the nature of any subdivision.

- 33 5. It will not adversely impact access to any parcel;

34 Bob Greenfield said it will not impact access to any parcel.

- 35 6. It will not result in the development on any portion of a parcel that has been  
36 designated as open space as the result of a prior municipal permit or approval, or

1 allow for the acreage of any open space parcel to be applied to the maximum density  
2 or minimum lot size for another parcel; and,  
3 Bob Greenfield said there is no open space to be affected.  
4 7. It will not create any nonconformities.  
5 Bob Greenfield said no non-conformities were being created.  
6 B. If any of these conditions are not clearly met to the satisfaction of the Development Review  
7 Board, such boundary adjustments shall be subject to approval as a subdivision. In such cases,  
8 the applicant shall be responsible for any additional fees or submittals needed for DRB review.  
9 Bob Greenfield said this application will not be approved as a subdivision. He then read  
10 requirements C and D without any comment.  
11 Phil Perlah said this application was probably the first he had heard without a correction.  
12  
13 Bob Greenfield asked for comments from the applicants, from the board members and from  
14 Chris Moore on Zoom. No one had any comments.  
15 Harry Goodell moved to close the hearing. Phil Perlah seconded the motion. A vote was taken  
16 and the hearing was closed.  
17 Mark McKeon moved to enter deliberative session. Gary Coger seconded the motion, and the  
18 board entered deliberative session at 6:21 PM. No votes were taken in deliberative session.  
19 Mark McKeon moved to exit deliberative session and Phil Perlah seconded the motion. The  
20 board returned from deliberative session at 6:33.  
21 Harry Goodell moved to adjourn the meeting. Phil Perlah seconded the motion. A vote was  
22 taken and the meeting was adjourned.  
23