



Application for Boundary Line Adjustment

VERMONT

APPLICANT: JASON Klezos on Behalf of RDVT, LLC
 MAILING ADDRESS: P.O. Box 685 Chester, VT 05143
 PHONE: 1-802-558-7053 EMAIL: jason.klezos@marinomgt-0.com
 PROPERTY LOCATION: 159 Carrey Road
 NUMBER OF LOTS TO BE AFFECTED BY BOUNDARY LINE ADJUSTMENT: 2
 NAME AND MAILING ADDRESS OF ADDITIONAL PROPERTY OWNERS AFFECTED:
N/A

ACREAGE OF EACH LOT BEFORE AND AFTER ADJUSTMENT:
37 Carrey Road (Lot 4) Before 10.66 - After 9.17
159 Carrey Road (Lot 5) Before 6.06 - After 7.55

This application shall be submitted to the Zoning Administrator with the following:

- A fee of \$200 payable to the Town of Chester.
- A short narrative describing the subdivision
- Authorization of applicant's representative (if appropriate).
- 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Required Submissions) and Article 4.13 (Boundary Line Adjustments) of the Chester Unified Development Bylaws.
- A PDF of the plot plan.

A hearing before the Development Review Board will not be scheduled until the Zoning Administrator deems the application to be complete.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: [Signature] DATE: 1-15-26

****TO BE COMPLETED BY THE ZONING ADMINISTRATOR****

| | | | |
|--|-------------------------------|----------------------|------------------------|
| PARCEL MAP #: <u>39-20-08</u> | ZONING DISTRICT: <u>Res-2</u> | FEE: <u>\$ 200</u> | DRB CASE #: <u>622</u> |
| APPLICATION DEEMED COMPLETE: <u>Hr Quinn</u> | | DATE: <u>1/15/26</u> | |
| Zoning Administrator | | | |

THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY

EXHIBIT B

TOWN OF CHESTER



PLANNING & ZONING
556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173 office
(802) 875-2237 fax
zoning@chestervt.gov
www.chestervt.gov

TOWN OF CHESTER NOTICE OF HEARING FOR BOUNDARY LINE ADJUSTMENT

RDVT Properties has applied for a Boundary Line Adjustment between properties located at 37 Carey Road and 159 Carey Road in the Town of Chester. The proposed Boundary Line Adjustment will reduce the land at 37 Carey Road by 1.49 acres and increase the land at 159 Carey Road by 1.49 acres. No new parcel will be created.

The Town of Chester Development Review Board will meet at 159 Carey Road at 5:00 PM on Monday, February 23, 2026, to conduct a site visit, and will hold a hearing on this application at 6:00 PM on Monday, February 23, 2026, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing in person, via Zoom videoconference, or in writing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov.

Dated at Chester, Vermont this 23rd day of January 2026.

Hugh Quinn
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov



100 feet Abutters List Report

Chester, VT
January 22, 2026

EXHIBIT C

Mailed 1/27/26

Subject Property:

Parcel Number: 392013
CAMA Number: 392013
Property Address: 981 VT RT 11 EAST

Mailing Address: RDVT PROPERTIES LLC
1 GLENDINNING PLACE
WESTPORT, CT 06880

Abutters:

Parcel Number: 332014200
CAMA Number: 332014200
Property Address: 389 CUMMINGS ROAD

Mailing Address: POMAR TRUSTEE, FRANCIS P& DANIEL
O'CONNELL, CO-TRUSTEE
10 GREENRIDGE DRIVE
CHAPPAQUA, NY 10514

Parcel Number: 332014300
CAMA Number: 332014300
Property Address: 409 CUMMINGS ROAD

Mailing Address: MOORE SR, CHRISTOPHER A
409 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 332014400
CAMA Number: 332014400
Property Address: 485 CUMMINGS ROAD

Mailing Address: SPERANZA, SUSAN
485 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 332014500
CAMA Number: 332014500
Property Address: 535 CUMMINGS ROAD

Mailing Address: OLESKY TIMOTHY OLESKY MONIKA
535 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 342017
CAMA Number: 342017
Property Address: 356 HALL ROAD

Mailing Address: SHYLOSKI TRUSTEES, EDWARD &
NANCY SHYLOSKI REV TRUST,
BARBARA
20 HAYWAGON DRIVE
OLD LYME, CT 06371

Parcel Number: 342037
CAMA Number: 342037
Property Address: 591 CUMMINGS ROAD

Mailing Address: HARRIS, DALE M
84 SOUTH LOCUST AVE
SALEM, NJ 08079

Parcel Number: 342038
CAMA Number: 342038
Property Address: 767 CUMMINGS ROAD

Mailing Address: LOMBARDI COREY LOMBARDI ALISON
R
767 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 392001
CAMA Number: 392001
Property Address: 50 HOWARD ROAD

Mailing Address: LICATA, JOHN D & JOANNA EMILY
50 HOWARD ROAD
CHESTER, VT 05143

Parcel Number: 392003
CAMA Number: 392003
Property Address: 188 HOWARD ROAD

Mailing Address: HUBER, HEIDI
188 HOWARD ROAD
CHESTER, VT 05143

Parcel Number: 392004
CAMA Number: 392004
Property Address: 1369 VT RT 11 EAST

Mailing Address: CABRAL, MICHAEL
1369 VT RT 11 EAST
CHESTER, VT 05143



www.cai-tech.com

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100 feet Abutters List Report

Chester, VT
January 22, 2026

| | | | |
|-------------------|------------------------|------------------|------------------------------|
| Parcel Number: | 392014 | Mailing Address: | MCGUIRK, MELANIE |
| CAMA Number: | 392014 | | 2578 GREEN MOUNTAIN TURNPIKE |
| Property Address: | 2578 GREEN MT TURNPIKE | | CHESTER, VT 05143 |

| | | | |
|-------------------|-----------------|------------------|-----------------------------------|
| Parcel Number: | 392019 | Mailing Address: | VIGLIONE, JOHN C/O STEVE VIGLIONE |
| CAMA Number: | 392019 | | 259 COMMERCE STREET |
| Property Address: | 0 VT RT 11 EAST | | EAST HAVEN, CT 06512 |

| | | | |
|-------------------|-------------------|------------------|---------------------|
| Parcel Number: | 392020 | Mailing Address: | RDVT PROPERTIES LLC |
| CAMA Number: | 392020 | | 1 GLENDINNING PLACE |
| Property Address: | 981 VT RT 11 EAST | | WESTPORT, CT 06880 |

| | | | |
|-------------------|-------------------|------------------|---------------------|
| Parcel Number: | 392020 | Mailing Address: | RDVT PROPERTIES LLC |
| CAMA Number: | 392020 | | 1 GLENDINNING PLACE |
| Property Address: | 981 VT RT 11 EAST | | WESTPORT, CT 06880 |

| | | | |
|-------------------|--------------------|------------------|-------------------------|
| Parcel Number: | 392021 | Mailing Address: | MERRICK, DOOLEY G |
| CAMA Number: | 392021 | | 10750 SAND POINT WAY NE |
| Property Address: | 1170 VT RT 11 EAST | | SEATTLE, WA 98125 |

| | | | |
|-------------------|--------------------|------------------|--------------------|
| Parcel Number: | 392024 | Mailing Address: | REID, KATHY & JOHN |
| CAMA Number: | 392024 | | 1242 VT RT 11 EAST |
| Property Address: | 1242 VT RT 11 EAST | | CHESTER, VT 05143 |

| | | | |
|-------------------|--------------------|------------------|----------------------------------|
| Parcel Number: | 392025 | Mailing Address: | TOURIGNY III, JOSEPH & CONSTANCE |
| CAMA Number: | 392025 | | 1338 VT RT 11 EAST |
| Property Address: | 1338 VT RT 11 EAST | | CHESTER, VT 05143 |

| | | | |
|-------------------|---------------|------------------|--------------------|
| Parcel Number: | 392026200 | Mailing Address: | MASTRANGELO, BRETT |
| CAMA Number: | 392026200 | | 106 HALL ROAD |
| Property Address: | 106 HALL ROAD | | CHESTER, VT 05143 |

| | | | |
|-------------------|---------------|------------------|--------------------|
| Parcel Number: | 392027 | Mailing Address: | MASTRANGELO, BRETT |
| CAMA Number: | 392027 | | 106 HALL ROAD |
| Property Address: | 106 HALL ROAD | | CHESTER, VT 05143 |

| | | | |
|-------------------|-----------------|------------------|-----------------------------|
| Parcel Number: | 392029200 | Mailing Address: | BLANCHARD JR, EDWARD WILBUR |
| CAMA Number: | 392029200 | | PO BOX 43 |
| Property Address: | 0 VT RT 11 EAST | | MOUNT HOLLY, VT 05758 |

| | | | |
|-------------------|--------------|------------------|----------------------------|
| Parcel Number: | 392030 | Mailing Address: | HENRY LAND CORPORATION |
| CAMA Number: | 392030 | | C/O HUGH HOWARD HENRY 2148 |
| Property Address: | 0 ROACH ROAD | | GREEN MOUNTAIN TURNPIKE |
| | | | CHESTER, VT 05143 |

| | | | |
|-------------------|-------------------|------------------|--------------------|
| Parcel Number: | 392048100 | Mailing Address: | GUGGENHEIM, THOMAS |
| CAMA Number: | 392048100 | | 628 CUMMINGS ROAD |
| Property Address: | 628 CUMMINGS ROAD | | CHESTER, VT 05143 |



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100 feet Abutters List Report

Chester, VT
January 22, 2026

Parcel Number: 392048200
CAMA Number: 392048200
Property Address: 628 CUMMINGS ROAD

Mailing Address: GUGGENHEIM, THOMAS
628 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 585015
CAMA Number: 585015
Property Address: 226 CUMMINGS ROAD

Mailing Address: FRATINO, MICHAEL & SHERYL LIFE
ESTATE
226 CUMMINGS ROAD
CHESTER, VT 05143

Parcel Number: 585016
CAMA Number: 585016
Property Address: 206 CUMMINGS ROAD

Mailing Address: LELLO, EUGENE J
57 FAIRLAND DRIVE
FAIRFIELD, CT 06825

Parcel Number: 585017
CAMA Number: 585017
Property Address: 138 CUMMINGS ROAD

Mailing Address: 138 CUMMINGS LLC
2037 WEST HILL DRIVE
TOWNSHEND, VT 05375

Parcel Number: 585020
CAMA Number: 585020
Property Address: 3055 GREEN MT TURNPIKE

Mailing Address: HOLDEN REAL ESTATE TRUST,
JEFFERY
P O BOX 667
CHESTER, VT 05143

Parcel Number: 585020200
CAMA Number: 585020200
Property Address: 0 GREEN MT TURNPIKE

Mailing Address: JENKINS DERRICK W JENKINS AMANDA
L
10506 ABBERLY VILLAGE LANE APT 707
FREDERICKSBURG, VA 22407

Parcel Number: 585038100
CAMA Number: 585038100
Property Address: 284 ELM STREET

Mailing Address: STEWART, GAIL AND HUZON J
PO BOX 465
CHESTER, VT 05143

Parcel Number: 615096
CAMA Number: 615096
Property Address: 2703 GREEN MT TURNPIKE

Mailing Address: RUBINS, MEREDITH
239 WAPPING ROAD
PORTSMOUTH, RI 02871



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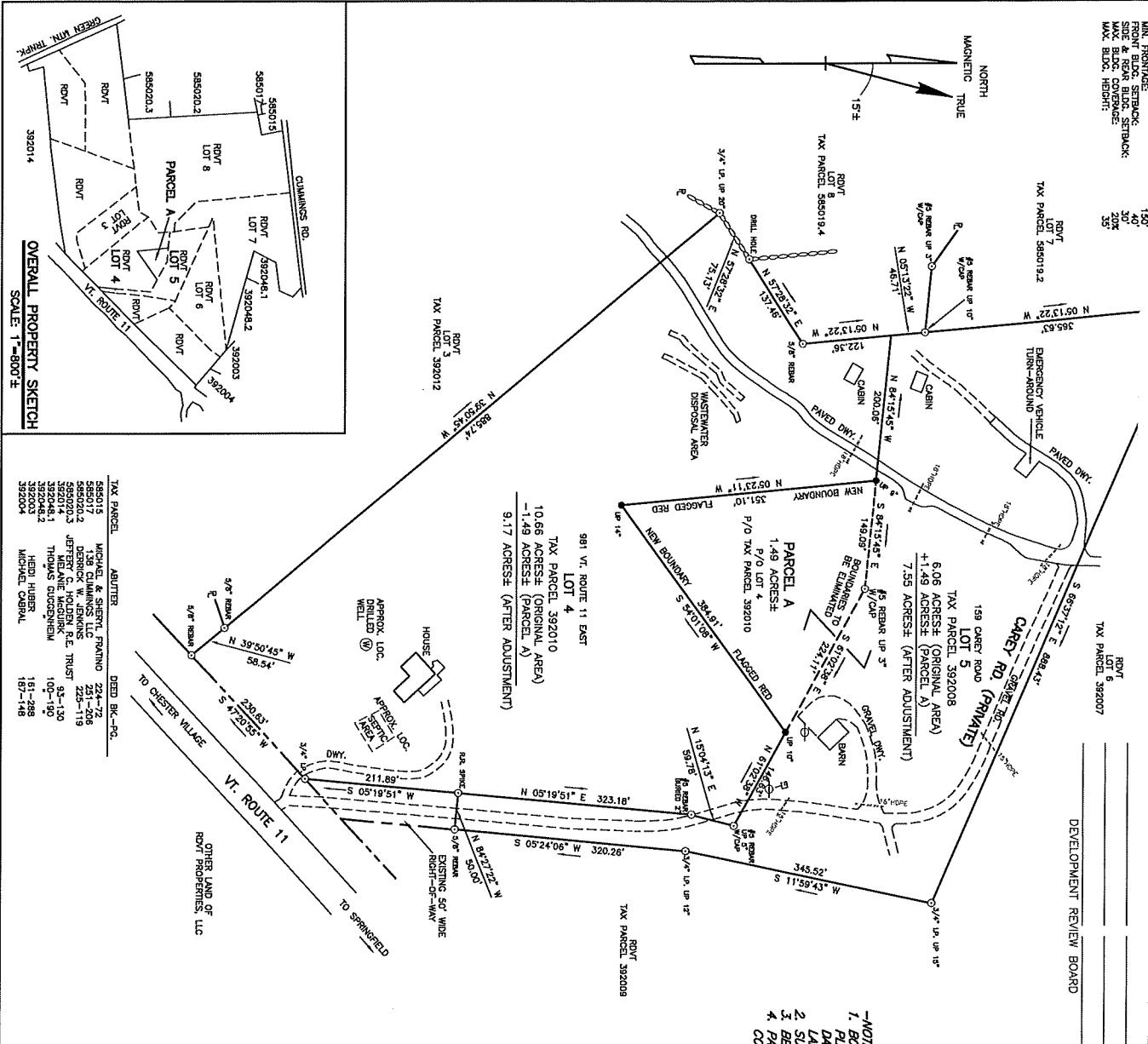
EXHIBIT E

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS-OF-FACT DATED _____ 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS. SIGNED THIS _____ DAY OF _____ 20__ BY _____

DEVELOPMENT REVIEW BOARD

ACCORDING TO THE UNITED DEVELOPMENT BYLAWS OF THE TOWN OF CHESTER, VT., THESE PROPERTIES FOLLOWING DIMENSIONAL REQUIREMENTS:

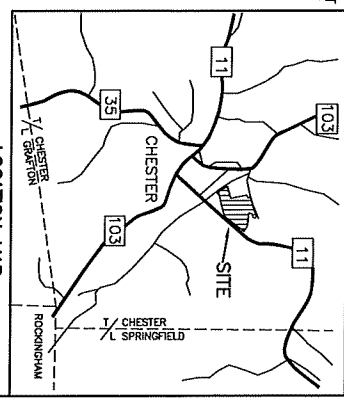
| | |
|---------------------------|---------|
| MIN. AREA: | 2 ACRES |
| MIN. FRONT SETBACK: | 40' |
| MIN. SIDE & REAR SETBACK: | 30' |
| MIN. REAR SETBACK: | 25' |
| MIN. BLDG. HEIGHT: | 35' |



OVERALL PROPERTY SKETCH
SCALE: 1"=800'-E

| TAX PARCEL | ADJUTER | DEED BK.-PG. |
|------------|------------------------------|--------------|
| 585015 | MICHAEL & SHERYL FRATINO | 224-72 |
| 585016 | 138 CUMMINGS LLC | 251-206 |
| 585017 | 138 CUMMINGS LLC | 223-119 |
| 585020 | JEFFREY C. HOLDEN S.E. TRUST | 93-130 |
| 585021 | MEANIE MACDUIRK | 102-190 |
| 585022 | THOMAS GUZDZIK | 181-288 |
| 585023 | HEIDI HUBER | 187-148 |
| 585024 | MICHAEL CABRAL | |

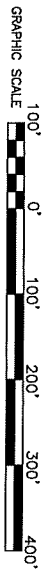
- NOTES-**
- BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND AND A SURVEY PLAN ENTITLED: "FINAL PLAT FOR A PORTION OF THE DAHO PROPERTY, CHESTER, VT., DATED 2/15/2013 REV. DATE 8/10/2015, PREPARED BY S.R. MORGENTHAU LICENSED LAND SURVEYOR, L.L.C. (WITH BEARINGS ROTATED TO MATCH THIS SURVEY)
 - SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE
 - BEARINGS ARE IN RELATION TO A 8/4/2025 MAGNETIC OBSERVATION
 - PARCEL A SHALL BE CONVERTED FROM LOT 4 TO LOT 5 AND BECOME ONE CONTIGUOUS LOT OF RECORD KNOWN AS LOT 5 OR TAX PARCEL 392008.



I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED.

VT. L.L.S. NO. 623

- LEGEND**
- EXISTING IRON PIN OR PIPE
 - IRON PIN SET (#8 REBAR W/CAP)
 - STONE WALL
 - RIGHT-OF-WAY
 - UTILITY POLE
 - GUY ANCHOR
 - PORTION OF CULVERT W/ SIZE & TYPE
 - PROPERTY LINE



DBS SURVEYS, INC.
39 MAPLE STREET
NORTH SPRINGFIELD
VERMONT 05150-8749
802-866-2369

RDVT PROPERTIES LLC
AT 981 VT. ROUTE 11 EAST
AND 159 CAREY ROAD

PLAN SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF

| CHESTER | VERMONT |
|----------------------|------------------|
| DATE: 1/14/2026 | SCALE: 1"=100' |
| SURVEY CHIEF: D.B.S. | DRAWN BY: J.W.C. |
| CHECKED BY: D.B.S. | DWG. NO. 25-1466 |

EXHIBIT F

Dear Zoning Administrator & Development review board,

I am writing to inform you about a proposed lot line adjustment for our upcoming building project at 159 Carey Road. The adjustment is being undertaken to ensure that the property aligns with the town's setback requirements, ultimately facilitating a smoother approval process for the construction.

By adjusting the lot lines, we will ensure that the future building footprint meets all local zoning regulations and maintains compliance with the Planning standards.

Please let me know if you need any additional information or if there are any specific steps you would like me to take moving forward. We are committed to ensuring that this process is as smooth and efficient as possible.

Thank you for your attention in this matter.

Best regards

Jason Klezos