

**TOWN OF CHESTER**  
**DEVELOPMENT REVIEW BOARD**

*February 13, 2017*

**BOARD MEMBERS PRESENT:** Frank Bidwell, Carla Westine, Harry Goodell and Ken Barrett.

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

**OTHERS PRESENT:** Don Stein, Bill Lindsay, Mary Putnam

**CALL TO ORDER**

The meeting was called to order at 6:00 P.M. by Chair Carla Westine. She introduced the board members, and read the agenda. This was followed by reciting the Pledge of Allegiance.

**AGENDA ITEM 1**

**Review Minutes from January 9, 2017**

Ken Barrett noted one correction needed on page 6 of the minutes. Ken Barrett moved to accept the minutes from the January 9, 2017 meeting with the correction noted. Harry Goodell seconded the motion. A vote was taken and the motion passed.

**AGENDA ITEM 2**

**Final Plat Review (#492) Pennell Minor Sub-Division**

Development Review Board alternate Frank Bidwell joined the board for this hearing.

The Board examined the exhibits for the hearing. The first exhibit presented was a the Notice of Public Hearing dated January 17, 2017 on Town of Chester letterhead. The Hearing was to be held February 13, 2017 at 6:00 PM. The action requested was to subdivide the existing 70.5-acre parcel into lot 1, a 57.6-acre parcel and lot 2, a 12.94-acre parcel. Harry Goodell moved to accept the document Exhibit A. Ken Barrett seconded the motion. The motion passed.

The second exhibit considered was a full size site plan of the proposed subdivision prepared by Don Stein of DBS Surveys, Inc. with the existing and proposed boundaries shown. The map is dated 12/19/16 with a revised date of 2/7/17. Harry Goodell moved to accept the map as Exhibit B. Ken Barrett seconded the motion. The motion passed.

A corrected version of the 11 x 17 site plan sent in the board's packet was also available, but the board decided it was not necessary to accept it as an exhibit.

Chair Carla Westine then swore Don Stein in so he could testify in this hearing. No other audience members chose to give testimony.

Carla Westine asked Don Stein about the only problem the Board had with the preliminary plat, which was where the pond drained to. Don said he checked with the owner who told him the pond had no drain. It was cut very deep. Carla Westine asked if the pond had had problems during Tropical Storm Irene. Don said it did not. Don pointed out that the road near the pond had drainage ditches on both sides and a 24" culvert downhill from the pond would divert the water away from the road. There were no further questions or comments from the audience or

the Board members. Harry Goodell moved to close the hearing. Ken Barrett seconded the motion. A vote was taken and the motion passed.

### **AGENDA ITEM 3**

#### **Preliminary Plat Review (#493) Putnam Minor Sub-Division**

Development Review Board alternate Frank Bidwell joined the board for this hearing.

The Board examined the exhibits for the hearing. The first exhibit presented was the Notice of Public Hearing dated January 17, 2017 on Town of Chester letterhead. The Hearing was to be held February 13, 2017 at 6:00 PM. The action requested was to subdivide the existing 4.99-acre parcel into lot 1A, a 1.78-acre parcel and lot 1B, a 3.21-acre parcel. Harry Goodell moved to accept the document as Exhibit A. Ken Barrett seconded the motion. A vote was taken and the motion passed.

The second exhibit presented was a site plan of the proposed sub-division prepared by Don Stein of DBS Surveys, Inc. with the existing and proposed boundaries shown. The name of the map is Proposed Subdivision of Property Owned by Daniel A. Putnam, Marsh L. Putnam Call, Richard V. Putnam and Paul D. Putnam Est. The map is dated 12/27/16. Harry Goodell moved to accept the map as Exhibit B. Ken Barrett seconded the motion. The motion passed.

Chair Carla Westine then asked audience members if they wanted to give testimony in this matter. Don Stein indicated he did and was sworn in.

Chair Carla Westine asked Don Stein about any changes to the project or the plat. He said that the project plans have not changed. He said he removed the mowing line from the plat as the board had requested and did not feel the plat needed a revision date as a result of that small change. He also said that the Putnams had received a Waste Water Permit number from the State of Vermont, WW-2-5004-1. Chair Carla Westine asked to have that number added to the mylar.

Chair Carla Westine asked Michael Normyle whether he had had any further contact with Nancy Conway, the only abutter who had spoken to him about the sub-division. Michael Normyle said he had sent a letter to Nancy Conway to apprise her of the February 13, 2017 meeting and tell her that if she had any further questions about the sub-division, she should send him a letter or attend the meeting. Michael told the board that Nancy Conway had visited him in his office on January 10, 2017, the day after the Preliminary Plat Hearing. He had discussed the project with her then. Harry Goodell asked to have the letter Michael sent to Nancy Conway about the Final Plat Hearing to be included as an exhibit. Carla Westine read the letter in its entirety. Harry Goodell moved to have the letter from Michael Normyle to Nancy Conway dated February 7, 2017 on Town of Chester letterhead admitted as Exhibit C. Ken Barrett seconded the motion. A vote was taken and the motion passed.

Harry Goodell then moved to close the hearing. Ken Barrett seconded the motion. A vote was taken and the motion passed.

### **AGENDA ITEM 4**

#### **Comments from citizens**

Bill Lindsay cautioned the board to watch for falling ceiling tiles in the meeting room. His comments were taken under advisement.

#### **AGENDA ITEM 5**

##### **Deliberative session to review previous matters**

At this point, the meeting went into deliberative session. The meeting closed after the deliberative session.