

**TOWN OF CHESTER**  
**DEVELOPMENT REVIEW BOARD**  
**DRAFT MINUTES**

*September 11, 2017*

**BOARD MEMBERS PRESENT:** Carla Westine, Amy O'Neil, Ken Barrett, Harry Goodell, Frank Bidwell.

**STAFF PRESENT:** Cathy Hasbrouck, Recording Secretary.

**OTHERS PRESENT:** Thomas P. Junker, Joe DiBernardo, Dan Atwood, Tracy Williams.

**CALL TO ORDER**

The meeting was called to order at 6:00 P.M. by Chair Carla Westine. She read the agenda for the meeting. She asked alternate Frank Bidwell to join the Board and take Phil Perlah's place for the hearings. Phil was away that evening. She introduced the members of the Development Review Board, including alternate Ken Barrett who was filling the vacancy left by Don Robinson's untimely death. The Board and audience members recited the Pledge of Allegiance.

**Agenda Item 1 Citizen Comments**

There were no citizen comments.

**Agenda Item 2 August 28, 2017 Minutes**

Carla Westine opened the discussion of the August 28, 2017 minutes. She said Phil Perlah had sent her an e-mail approving the minutes. Amy O'Neil noted that on page 11 a sentence referring to measuring the height of the building should say "certified" instead of "measured". Recording Secretary Cathy Hasbrouck noted the change. Amy O'Neil moved to accept the August 28, 2017 minutes with the specified correction. Harry Goodell seconded the motion. A vote was taken and the motion passed.

**Agenda Item 3 Final Plat Review (#503) for Payne Junker Minor Sub-division**

Chair Carla Westine polled the Board to see if any member had had any *ex parte* communication on this matter or any potential conflict of interest. No one did. Joe DiBernardo was sworn in to give testimony in the hearing. Three exhibits were then entered as evidence.

The first item was a Notice of Public Hearing on Town of Chester letterhead dated August 22, 2017. It was for a Final Plat Review of a Minor Sub-Division, #503. The property owners are Thomas Payne and Elissa Junker, the location is 390 Ethan Allen Rd. Amy O'Neil moved to accept the Notice as Exhibit A. Ken Barrett seconded the motion. A vote was taken and the motion passed.

The second item was a State of Vermont Department of Environmental Conservation Wastewater System and Potable Water Supply Permit. The permit number is WW-2-5414. The landowners are Thomas P. and Lisa A. Junker. Amy O'Neil moved to accept the Permit as

Exhibit B. Frank Bidwell seconded the motion. A vote was taken and the motion passed. Ken Barrett pointed out that the acreage on the permit did not match the acreage listed on the Notice of Public Hearing. Amy O'Neil stated that the Plat agrees with the Wastewater Permit. Given that issue, the Board re-voted and accepted the permit.

The third exhibit was a revised Plat for the Thomas Payne Junker and Lisa Alenick Junker sub-division. The most recent update of the drawing was 9/5/17. Amy O'Neil moved to accept the Plat as Exhibit C. Ken Barrett seconded the motion. A vote was taken and the motion passed.

The Plat was then examined to see if all the conditions on the Preliminary Plat Review had been met. The Board noted the conditions had been met as follows:

The missing abutter's names, John Wrzbicki and Mary von Dorster, were added.

The size of the existing culvert at the curb cut for lot #2 was changed to 18 inches from 12 inches.

The dimensions of the proposed right of way and the utility right of way have been added.

The distance from the south corner of the lot to the intersection of Ethan Allen Road and Old Forge Road is shown to be 156.93 feet.

The scale for the vicinity map is 1 inch = 3200 feet.

The wastewater permit for Lot #2 is shown as WW-2-5414 in Note 8.

The location of the well, leach field and potential building site can be seen on Lot #2.

All the conditions being met, Amy O'Neil moved to close the Final Plat Hearing. Harry Goodell seconded the motion. A vote was taken and the motion passed.

#### **Agenda Item 4 Final Plat Review (#504) for Atwood - Williams Minor Sub-division**

Chair Carla Westine polled the Board to see if any member had had any *ex parte* communication on this matter or any potential conflict of interest. No one did. Joe DiBernardo, Dan Atwood and Tracy Williams were sworn in to give testimony in the hearing. Three exhibits were then entered as evidence.

The first item was a Notice of Public Hearing on Town of Chester letterhead dated August 22, 2017. It was for a Final Plat Review of a Minor Sub-Division, #504. The property owners are Dan Atwood and Tracy Williams the location is 1205 Popple Dungeon Rd. Amy O'Neil moved to accept the Notice as Exhibit A. Frank Bidwell seconded the motion. A vote was taken and the motion passed.

The second item was a State of Vermont Department of Environmental Conservation Wastewater System and Potable Water Supply Permit. The permit number is WW-2-5412. The landowner is Daniel C. Atwood. Amy O'Neil noted that the acreage on the permit did not match the acreage listed on the Notice of Public Hearing, but it did agree with the acreage on the Plat.

Given that issue, Amy O'Neil moved to accept the Permit as Exhibit B. Frank Bidwell seconded the motion. A vote was taken and the motion passed.

The third exhibit was a revised Plat for the Daniel C. Atwood sub-division, dated May 30, 2017. The most recent update to the drawing was 9/5/17. Amy O'Neil moved to accept the Plat as Exhibit C. Harry Goodell seconded the motion. A vote was taken and the motion passed.

The Plat was then examined to see if all the conditions on the Preliminary Plat Review had been met. The Board noted the conditions had been met as follows:

The Wastewater Permit for Lot #2 is WW-2-5412 and was accepted at this hearing as Exhibit B.

The proposed well, proposed primary and secondary leach fields, and the proposed house are shown on Lot #2.

The Flood Hazard area is shown in dotted bold hatch on the plat.

The reason that Regulatory Floodway line does not follow the elevation contour lines is explained in Note 7.

Road Superintendent Graham Kennedy was consulted about the placement of the 18" culvert for the driveway and the agreed to curb cut and culvert are shown on the Plat.

An iron pin has been set flush to the ground where Old Stage Road and Popple Dungeon Road meet.

A scale of 1 inch = 3200 feet has been added to the vicinity map.

The property lines along the road have been changed, so the parcel is enclosed by a continuous solid line on the Plat. The dash-dot line marking the edge of the Williams River has been made bolder and labeled EDGE OF RIVER.

All the conditions being met, Harry Goodell moved to close the hearing. Ken Barrett seconded the motion. A vote was taken and the motion passed.

At this point the meeting went into deliberative session.