

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
MINUTES

August 24, 2015

BOARD MEMBERS PRESENT: Carla Westine, Amy O'Neil; Philip Perlah; Harry Goodell; Ken Barrett

STAFF PRESENT: Michael Normyle, Zoning Administrator; Julie Hance, Recording Secretary

OTHERS PRESENT: Don Stein

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Carla Westine followed by reciting the Pledge of Allegiance and an introduction of board members present.

1. PUDELKA FINAL PLAT

- a. Carla Westine confirmed with the Development Review Board that they have no conflicts of interest and there has been no ex parte communication.
- b. Carla Westine swore in the following individual the purposes of providing evidence and testimony: Gary Rapanotti.
- c. Carla Westine read the Deferral Permit language that has been added to the Final Plat. He further referenced the wastewater permit number.
- d. A motion was made by Harry Goodell to close the hearing. Seconded by Amy O'Neil. The motion passed.

2. DOUGLAS PRELIMINARY PLAT

The Development Review Board attended a site visit at 985 Roach Road at 5:15 p.m. The following board members were present: Donald Robinson, Carla Westine, Ken Barrett and Phil Perlah. The following individuals were present at the site visit: Melanie McGuirk, Mark Penny, Jean Perry, Harry Goodell.

- a. Carla Westine proceeded to swear in the following individuals for the purpose of providing evidence and testimony: Don Stein.
- b. Carla Westine confirmed with the Development Review Board that they have no conflicts of interest and there has been no ex parte communication.
- c. Michael Normyle stated that the application was considered complete on July 27, 2015.
- d. Michael Normyle stated that the Notice of Public Hearing was posted and sent to abutters on July 27, 2015.
- e. A motion was made by Amy O'Neil to accept the Notice of Public Hearing dated July 27, 2015 into evidence as Exhibit A. Seconded by Phil Perlah. The motion passed. Harry Goodell noted that the address is Roach Road, not Coach Road.
- f. A motion was made by Amy O'Neil to accept the Development Review Board Application for a Subdivision dated July 27, 2015 into evidence as Exhibit B. Seconded by Phil Perlah. The motion passed.

- g. A motion was made by Amy O'Neil to accept the letter of George and Francis Douglas dated July 29, 2015 into evidence as Exhibit C. Seconded by Phil Perla. The motion passed.
- h. A motion was made by Amy O'Neil to accept the Site Plan titled Proposed Subdivision of George E. and Frances Jean Douglas dated July 28, 2015 into evidence as Exhibit D. Seconded by Phil Perlah. The motion passed.
- i. A request was made by Don Stein that this be reviewed as a boundary line adjustment.
- j. A motion was made by Amy O'Neil to change this application to a boundary line adjustment. Seconded by Phil Perlah. The motion passed.

Section 4.11.

- k. A1. The application meets the definition of a boundary line adjustment.
- l. A2. The proposed boundary line adjustment is not creating a new lot.
- m. A3. The Development Review Board reviewed Section f as follows:
- n. The identifying title is shown. The name should be changed to proposed Boundary Line Adjustment.
- o. The name of record owner and subdivider are shown.
- p. The number of acres are shown. Parcel A is 53.87 acres and Parcel B is 2.91 acres. The Douglas barn should be shown.
- q. The owners of adjacent acreage are shown.
- r. The Zoning bylaws are shown
- s. There are no water or sewer mains. The culvert is shown but needs to be sized.
- t. There are no new roadways being proposed.
- u. A request was made by Don Stein to waive the contours to 20 feet. A motion was made by Harry Goodell to waive the contour requirement to 20 feet. Seconded by Amy O'Neil. The motion passed.
- v. The date, true north and scale are shown
- w. The reference points are shown
- x. The well locations are shown on the Douglas lot.
- y. The septic is not shown on the Douglas lot and needs to be added. The WW permit or the deferral language need to be shown on Lot A.
- z. A motion was made by Amy O'Neil to waive the requirement for a drainage plan. Seconded by Harry Goodell. The motion passed.
- aa. There are no culverts or bridges required.
- bb. It was noted that Parcel A is being conveyed to Daniel J.Shine.
- cc. A motion was made by Amy O'Neil to waive the requirement of showing the suggested building locations on Parcel A. Seconded by Harry Goodell. The motion passed.
- dd. The distance to nearby intersections is shown.
- ee. There is no public use dedication
- ff. The vicinity map is shown. A motion was made by Amy O'Neil to waive the requirement of showing easements and utilities on the vicinity map. Seconded by Phil Perlah. The motion passed.
- gg. Don Stein stated that the Project Review Sheet has not been requested. He stated that he is applying for a septic permit for Parcel A. There is no construction proposed on the property so no other permits are needed.
- hh. The endorsement block is shown
- ii. A4. The application does not change the nature of the previous subdivision.
- jj. A5. The proposed project will not hinder access to any parcels.
- kk. A6. The proposed project will not result in the development of any properties designated as open space.
- ll. A7. The boundary line adjustment does not create any non-conformities.

- mm. B. The Development Review Board agreed that this proposed project meets the requirements of a boundary line adjustment.
- nn. C. The Site Plan Map has been presented and accepted into evidence.
- oo. D. The Development Review Board notified the applicant that the mylar must be submitted for signature within 180 days of the issuance of the permit.
- pp. A motion was made by Amy O'Neil to close this application. Seconded by Phil Perlah. The motion passed.

3. COMMENTS FROM CITIZENS

There were no citizen's comments

4. APPROVAL OF MINUTES

- a. A motion was made by Amy O'Neil to approve the minutes of the August 10, 2015 Development Review Board meeting as amended. Seconded by Phil Perlah. The motion passed.
- b. Page 1, note that Don Robinson was a DRB member
- c. Page 2, Exhibit is the HCM 2010 TWSC Vermont Route 103 and Vermont Route 11 dated July 22, 2015.
- d. Page 3, uu, eye height of an individual sitting in an automobile.
- e. Page 3, yy, correct spelling "that"
- f. Page 3, dd, change to, "the intersection of Vermont Route 11 coming from Springfield"
- g. Page 4, nn, remove /
- h. Page 4 nn, change "realty" to "reality"
- i. Page 4, jj, change to say, "Amy O'Neil questioned the applicant with regard to if the Chester Police decides to direct traffic and then send a bill, will you pay it."
- j. Page 4, hh, change to say "...concern regarding cars lining up to form a right turn lane would cars from the left turn lane deciding to turn into the project be a problem. He said no, there is not enough room for 2 lanes at the entrance to the project."
- k. Page 4, yy, Matt Wamsganz presented a letter instead of "he"
- l. Page 4, zz, correct spelling of Farmers
- m. Page 6, b, should say that her husband's business has done work instead of "she"

5. DELIBERATIVE SESSION TO REVIEW PREVIOUS MATTERS