

**MINUTES OF MEETING  
PLANNING BOARD ~ TOWN OF CHESTER  
FEBRUARY 25, 2013**

ATTENDANCE: Chairmen Paul Little, George Hilton, Rick Bump, Harold Ellsworth, Eugene Dutcher, Walt Tennyson (Zoning Administrator) and John Wolfe (Deputy Zoning Administrator).

CORRESPONDENCE: None

NEW BUSINESS:

**LOT LINE ADJUSTMENT** ~ The Beckler Family Ltd. Partnership is seeking approval for a minor lot line adjustment on Stonebridge Rd (Moderate Intensity, TM# 35.2-1-56).

The Beckler Family Partnership was represented at the meeting by attorney Dan Smith of Smith and Simon. Chairman Little asked Mr. Smith to give the board an overview of the Beckler's plan.

Mr. Smith explained that the simple lot line adjustment was part of a joint agreement between the Beckler family and their adjoining neighbors. He further explained that the most significant result of the lot line adjustment would benefit Beckler's neighbor, Arlene Frazier, whose backyard would be expanded by the adjustment.

Chairman Little asked Mr. Smith to point out, visually, on a map, the resulting lot sizes. The Board agreed that since all of the affected parties supported the plan, the plan should be approved.

Mr. Bump made a motion to approve the project. Mr. Dutcher seconded the motion, which was carried by the Board 6-0.

**LOT LINE ADJUSTMENT** ~ Richard Considine of Cornucopia Products Inc., is seeking approval for a minor lot line adjustment to his property on 71 Woodridge Rd. (TM# 104.19-1-5.11). He was represented at the meeting by attorney Robert Simon of Smith & Simon.

Mr. Simon explained the details of the proposal to the Board. He explained the simple lot line adjustment would merely amend Mr. Considine's existing side lot line to accommodate an in-ground pool that had already been built.

The lot line adjustment was supported by the only two affected parties (Mr. Considine and his neighbor), so the Board agreed that there were no significant issues to discuss.

Mr. Ellsworth made a motion to approve the plan. The motion was seconded by Mr. Bump and carried by the Board 6-0.

OLD BUSINESS:

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: