

**MINUTES OF MEETING
PLANNING BOARD ~ TOWN OF CHESTER
MARCH 18, 2013**

ATTENDANCE: Chairman Paul Little, George Hilton, Rick Bump, Harold Ellsworth, Eugene Dutcher, Walt Tennyson (Zoning Administrator) and Jeremy Little (Secretary of Planning Board).

MINUTES: Chairman Paul Little asked for a motion to accept or amend the minutes from previous Planning Board meeting on February 25, 2013. Mr. Bump made a motion to accept; seconded by Mr. Hilton. Motion carried 5-0.

Mr. Little called the meeting to order at 7:04 p.m.

CORRESPONDENCE: None.

NEW BUSINESS: Mr. Little began the meeting by stating John MacMillen has withdrawn his Site Plan Review.

4-LOT SUBDIVISION:

#SD2013-01 ~ Cheri and Anthony Kenney's request for a four-lot subdivision on Andrew Pond Lane in Pottersville, located in a Moderate Intensity Land Use Area (Tax Map # 36-1-34.1).

Ms. Cheri Kenney spoke on behalf of proposal. She explained she has been working with the APA and a civil engineer having performed test pits prior on land across the road. She stated that the engineer may be using the data from those lots tested and the setback requirements for the APA have been met.

Mr. Little asked for a letter from the APA; however, Ms. Kenney stated that she had not received a letter from them yet. She also confirmed that this 4-lot subdivision will be creating three (3) new lots.

Mr. Dutcher made a motion for a public hearing to be scheduled April 15, 2013. Mr. Bump seconded the motion. Motion made and no further discussion. Motion carried 5-0.

SITE PLAN REVIEW:

#SPR2013-01 ~ Michael and Nancy E. Hayes' request for a site-plan review on 26 LaFlure Lane (Tax Map # 104.10-8-4), zone classification Hamlet on .19 acres, regarding a sewing and quilting shop.

Mrs. Nancy Hayes proposes moving her quilt shop from 102 Riverside Drive to 26 LaFlure Lane.

Mr. Dutcher questioned the zone the sewing shop would be located in. Mr. Tennyson noted that "no Residential Commercial Zone exists" and the shop would be located in the Hamlet zone; therefore, he said site plan review must be considered because of the retail business (sewing shop) being in the Hamlet Zone Classification.

Chairman Little asked Mrs. Hayes if there were any comments or concerns from neighbors about the business being located next to the property. Mr. Hayes stated that there have been no concerns as of yet. Mr. Tennyson added that he received a phone call Sunday night, March 17, 2013, from a concerned neighbor, and explained to them the process of going before the Planning Board.

Mr. Dutcher asked if there would be sufficient parking so that vehicles were not blocking the street in any manner. Mr. Hayes stated that there would be added parking for the shop.

Mr. Little said he did not foresee a problem with the business being located on the street; however, he suggested having a public hearing for neighbors and those that own property on LaFlure Lane to express their concerns.

OLD BUSINESS: None.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT: Mr. Dutcher made a motion to schedule a public hearing for this matter. The motion was seconded by Mr. Ellsworth. Motion carried 5-0.

There will be a special public hearing concerning Michael and Nancy Hayes' Site Plan Review Application scheduled for April 02, 2013 at 7:00PM.

Mr. Little adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Jeremy Little

Zoning Clerk