

MINUTES OF MEETING ~ FEBRUARY 28, 2011

ATTENDANCE: Rick Bump, Eugene Dutcher, Paul Little, George Hilton, Harold Ellsworth, and Secretary, Pat Smith. Also in attendance was Zoning Administrator, Walt Tennyson. Absent were Suzanne Robbins, and Ken Raisner. The Board sadly acknowledged the passing of Bob Thurling, a long time member of the board.

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Ellsworth, the Minutes of the January 24th meeting were accepted, as presented. Motion carried 5/0.

CORRESPONDENCE: Zoning Activity Report for January, 2011.

OLD BUSINESS: Continuation of Public Hearings on #SD2010-09, and #SD2010-10, both for Rich Greco. Secretary informed the Board that the applicant had called and asked for postponement until the April 18th meeting, as he will be out of town for the March meeting.

PUBLIC HEARING: #SD2011-01 ~ John & Barbara Chelucci. Public hearing on this project was opened by Chairman Little at 7:00 p.m. Applicant was represented by Mr. Robert Simon, Esq., of Smith & Simon, LLC. Property is a vacant 44+/- acre non-shoreline parcel located on State Route 9, tax parcel #19.-1-13, a Low Intensity Land Use Area. The property contains no wetlands or other critical environmental areas, and applicant proposes subdivision into two lots. Lot " C-1" will encompass 3.2+/- acres and will extend 719+/- feet from State Route 9. This lot is intended to be conveyed as a building lot, to be improved by one single family dwelling with related on-site water and wastewater systems. The remainder of the property will be retained by the owner. The proposed subdivision had received a variance from the Town of Chester for deficient road frontage, having only 190.10 feet on State Route 9. Stipulation had been imposed by the Zoning Board of Appeals that access to both lots shall be over the existing shared driveway, (20 foot right-of-way), known as Autumn Moon Lane. Following presentation, motion was made by Mr. Bump to close the public hearing at 7:05 p.m. Motion was seconded by Mr. Hilton, and carried 5/0.

Mr. Ellsworth then made a motion to approve application #SD2011-01 for a two-lot subdivision, with a negative declaration, and, with the conditions as stated regarding access. Motion was seconded by Mr. Dutcher, and carried 5/0.

BOARD PRIVILEGE: The Board wished the Secretary to send a letter to Mrs. Thurling and family, expressing gratitude for Mr. Thurling's years of service and dedication to the Planning Board and the residents of the Town of Chester. He will be missed by all of us.

ADJOURNMENT: On a motion by Mr. Bump, seconded by Mr. Ellsworth, the meeting adjourned at 7:10 p.m. Motion carried 5/0.

Respectfully,

Patricia M. Smith ~ Secretary