



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
Regular Meeting  
January 24, 2022**

Chairman Paul Little called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Chairman Paul Little, Greg Taylor (Via Zoom), John Nick, Patrick Powers, Kathy Bilfield (Via Zoom), Bruce Goody (Via Zoom), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was George Hilton.

**PUBLIC HEARINGS AND OLD BUSINESS:**

**#SPR2019-06:** John and Cynthia Behan are seeking Site Plan Review approval for the construction of a 10,000 sq. ft. two-story mixed use commercial building. Property is located at 6 Skeet Dr., identified by Tax Map Parcel #: 87.20-1-5, in Zoning District Hamlet. **\*\*PUBLIC HEARING remained open from 06/17/2019 Meeting.\*\***

No one was present to speak on this Site Plan Review.

**MINUTES:** A motion was made by John Nick, Seconded by Pat Powers to approve the December 20, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Taylor

NAYS- None

Abstain- Goody

Absent- Hilton, Bilfield

Motion carried 4-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for December 2021.

**OLD BUSINESS:**

**#SPR2020-13:** Loon Lake RV Park LLC (Tim Beadnell) is seeking Site Plan Review approval to finish and renovate the upstairs of the existing Camp Store to offer coin operated video games and coin operated laundry (2 sets). Property is located at 5400-5408 State Route 8, identified by

Tax Map Parcel #: 103.-1-18.1, in Zoning District Low Intensity **\*\*TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT\*\***

By the request of the applicant this Site Plan Review was tabled until further notice.

**NEW BUSINESS:**

**#SPR2022-01:** Lawrence and Janelle Turcotte are seeking Site Plan Review approval for the construction of a 27'-6" x 56'-0" Two-Bedroom Single Family Dwelling with a 12' x 24' deck, entry landings and other required infrastructure needed to serve the residence. Infrastructure includes but is not limited to electrical service, new drilled water supply well, on-site septic wastewater treatment system and driveway. The proposed land use and development will occur on the property where the slopes are in excess of 15% (location of proposed single family dwelling). Property is located at 19 Echo Lane, identified by Tax Map Parcel #: 85.-1-14.12, in Zoning District Low Intensity.

Zach Monroe was present representing the applicants. Mr. Monroe stated that the Applicant is here for slopes and that the project meets all other aspects of the code. The distribution box will help with water flow. Wastewater will meet the Town of Chester Standards.

Kathy Bilfield arrived via Zoom at 7:03pm.

Chairman Little stated that the project will require Warren County approval. The maximum design will be 4 bedrooms with the current designed system. Only a portion of the home is on a slope in excess of 15%.

The Board discussed and felt that a Public Hearing was not necessary as the amount of public interest would be negligible.

A motion was made by John Nick, Seconded by Pat Powers to deem the application complete and submit to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Taylor, Goody, Bilfield

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 6-0.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:**

Chairman Little welcomed Bruce Goody and Kathy Bilfield to the Board.

**ADJOURNMENT:**

Greg Taylor made a motion to adjourn the meeting at 7:10pm, motion seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Taylor, Goody, Bilfield  
NAYS- None  
Abstain- None  
Absent- Hilton

Motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board