



**MINUTES OF MEETING
PLANNING BOARD ~ TOWN OF CHESTER
JUNE 17, 2013**

ATTENDANCE:

Chairman Paul Little, Al Muench, Suzanne Robbins, Harold Ellsworth, George Hilton, Eugene Dutcher, Rick Bump, Walt Tennyson (Zoning Administrator), and Jeremy Little (Clerk).

MINUTES:

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on May 18, 2013. Mr. Dutcher made a motion to accept; seconded by Mr. Ellsworth. Motion carried 7-0.

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

CORRESPONDENCE: None.

NEW BUSINESS:

SD2013-02: Edwin and Joseph Smith's request for a two (2) lot subdivision on 87 Theriot Avenue, located in land classification Hamlet, Tax Map #: 104.11-1-5.

Mr. Joseph Smith demonstrated with a map the lot of Edwin Smith's (brother) that is to be subdivided into Lot A and Lot B. The property that is to be named Lot A would cover 1.302 acres; Lot B would consist of .952 acres. Mr. Smith proposes to build a 24' x 28' single family dwelling with a septic on Lot B.

Mr. Bump said that a public hearing is needed for this subdivision to be approved. In response, Joseph Smith said that he has pre-approval through his Bank, which has offered him a ninety (90) day locked-in interest rate. Moreover, he is hoping to complete the house within the ninety day time frame because of affordability factors.

In response, Paul Little stated that it could be considered as a gifted lot and a public hearing would not be necessary to get approval from the Board. In addition, Mr. Little also said the necessary maps and mylar were to be stamped

following Board approval. Mr. Bump made a motion to waive the public hearing; Mr. Ellsworth seconded the motion. Furthermore, Mr. Bump made a motion to use the same number (SD2013-02) for this application and to approve SD2013-02 as a gifted lot from Edwin Smith to his brother; Mr. Ellsworth seconded the motion. No further discussion; motion carried 7-0.

OLD BUSINESS:

GIFTED LOTS: Lauren Pereau speaking on behalf of gifted lots from his mother, Fredericka Pereau, on 269 Starbuck Hill Road, zone classification Resource Management, Tax Map #104.-1-17.

Mr. Pereau informed the Board that the test holes were performed and completed on the upper two lots. Furthermore, he asked if there was a possibility that "houses and fields" could be placed on the two lots (potential building site). In reply, the Board said that the potential buildings as well as the location of a well(s) would have to be placed on both the maps and mylar.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:25 p.m.; seconded by Mr. Muench. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little

Clerk