

**PLANNING BOARD ~ TOWN OF CHESTER
MINUTES OF MEETING ~ JUNE 18, 2012**

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

MINUTES: Mr. Bump made a motion to accept the minutes of the previous meeting. Mrs. Robbins seconded the motion, which was carried 6-0.

NEW BUSINESS:

#SPR2012-04 ~ John Frasier is seeking approval for a minor subdivision of his property on 36 Hardscrabble Rd. in Olmstedville. The proposed subdivision would split his current 30.76-acre property into two lots. Lot 1 would be approximately 21.78 acres; Lot 2 of would be approximately 8.98 acres. The property (TM# 33.-1-11) has two Land Use Designations: Rural Use; the other portion is Moderate Intensity.

Mr. Frasier was represented at the meeting by his attorney Frank DeSantis. Mr. DeSantis distributed maps to the Board and explained that the two-lot subdivision would split the existing lot (approximately 31 acres) into two lots, as noted above. He added that the APA determined that the subdivision was non-jurisdictional, and simply needed Town approval.

Mr. DeSantis also informed the Board that – in addition to Planning Board approval -- the proposed sub-division needed to be approved by the Zoning Board of Appeals.*

**Note to Board Members: About eight hours before the ZBA meeting, Mr. Tennyson re-examined the Frasier proposal and determined that the proposal did not, in fact, need ZBA approval. The July ZBA meeting was subsequently cancelled.*

Mr. Little asked the Board if there were any questions.

Mr. Muench asked Mr. Desantis if the Frasier had any intention of seeking additional subdivisions. Mr. Desantis said "No."

Mr. Dutcher asked if a Public Hearing was necessary. Mr. DeSantis responded by asking the Board to exercise their authority to waive the Public Hearing.

After a short discussion among Board members, Mr. Little concluded that a Public Hearing was necessary, noting that the Planning Board was required to hold Public Hearings on all subdivisions.

Mr. Dutcher made a motion to hold a Public Hearing. Mr. Hilton seconded the motion. The motion was carried 6-0.

#SPR2012-04 ~ Matthew Deffenbach and Jason Wolf are seeking a Site Plan Review to relocate his business (Adirondack Stair) to the vacant storefront property on 6375 Main St., which is on the corner of Main St. and Church St. The Hamlet-designated building and property (TM# 104.10-8-11) is owned by Patrick MacCarroll (owner of Living Floors). Mr. Deffenbach and Mr. Wolf intend to use the building as an office, showroom and assembly station.

Jason Wolf represented Adirondack Stair at the meeting -- requesting a Site Plan Review that would allow he and Mr. Deffenbach to move their business (Adirondack Stair) to a storefront location in the Remington Block of Chestertown (6375 Main Street).

Chairman Little asked Mr. Wolf to give the Board an overview of his relocation plans. Mr. Wolf told the Board that they simply wanted to move the business to a more prominent and "visible" and location that could be used as a "showroom and construction office."

Chairman Little asked Mr. Wolf where the staircases were actually manufactured. Mr. Wolf said that the vast majority (about 80-percent) of the stairs were manufactured on-site (at the location where they were being installed).

Mr. Muench asked if the leased property had any septic issues. Mr. Wolf said there was not. Mr. Tennyson (The Zoning Administrator) confirmed that there were no septic issues on the three adjoining lots owned by Mr. McCarroll.

Several Board members said they were encouraged by the commercial resurgence of the historic Remington Block. (In the past few months, two other businesses have moved into vacant buildings within 100 feet away from the new Adirondack Stair Location.)

Mr. Hilton made a motion to approve the application. The motion was seconded by Mr. Dutcher and carried 6-0.

#SPR2012-04 ~ Robert Walp is requesting a minor Lot Line Adjustment, which would turn his three adjoining lots into two and increase the size of both lots.

Mr. Walp represented himself at the meeting and told the Board that he was seeking approval to turn his three adjoining lots into two larger lots.

Although Mr. Walp represented himself at the meeting, he told the Board that he had retained attorney Daniel Smith to represent him in the matter, if necessary.

Mr. Walp told the Board that he wanted to combine the three lots into two so, in the future, he would have more room to build without having to worry about setback issues.

Mr. Walp also pointed out that, due to the steepness and contours of the lot lines of the center lot, it made it impossible to put in a driveway.

The Board asked Mr. Tennyson if there were new Lot Line Adjustment regulations dictating the size of resulting lots.

Mr. Tennyson responded that there was nothing that was pertinent to Mr. Walp's proposal. Mr. Tennyson added that increasing the size of lots is encouraged by the Town's zoning ordinances, the Assessor's Office and the APA.

The Board discussed the new regulations related to Lot Line Adjustments and subdivisions, and came to the conclusion that, as Mr. Tennyson said, Mr. Walp's proposal was not subject to the new regulations.

Mr. Little agreed, saying that Mr. Walp was simply "sliding one lot line over."

Mr. Little asked the Board if they approved of the project.

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

BOARD PRIVILEGE:

Chairman Little told the Board that, in the event of his absence, the Planning Board Should formally vote to appoint a Vice Chairman to act in his absence. The Board voted unanimously to appoint Mr. George Hilton to that position. The vote was carried 6-0.

ADJOURNMENT: Mrs. Robbins made a motion to adjourn the meeting at 7:51. The motion was seconded by Mr. Ellsworth and carried 6-0).