

**PLANNING BOARD ~ TOWN OF CHESTER
MINUTES OF MEETING ~ SEPTEMBER 20, 2012**

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

CORRESPONDENCE: None

NEW BUSINESS:

SPR2012-08 ~ James Noe is seeking approval for a minor lot line adjustment on Memory Lane (Moderate Intensity, TM# 86.19-1-29). He is seeking this adjustment under an agreement with his neighbors on the adjoining property (the Arsenault's, 24 Memory Lane).

Mr. Noe was represented at the meeting by attorney Bruce Lipinsky. Mr. Lipinsky told the Board that Mr. Noe and his neighbors on the adjoining lot came to an agreement to seek a lot line adjustment, which would allow Mr. Noe to meet the Town of Chester's setback requirements.

Mr. Bump asked Mr. Lipinsky why there were setback issues in the first place. Specifically, he asked why Mr. Noe built a deck so close to the Arsenault's property line. Mr. Bruce said that, at the time, both parties were confused as to where the property line was, and the confusion wasn't cleared up until a recent survey was conducted.

Mr. Little said that the proposed lot line adjustment amounted to a minor shift of the property line to the right. He asked the Board if they had any questions. There were none.

Mr. Bump made a motion to approve the proposal, pending APA approval.* The motion was seconded by Mrs. Robbins and carried 6-0.

****The following day, the Zoning Office determined that the proposal did not require APA approval.***

SD2012-09 ~ Kelly Wolfe is seeking a Site Plan Review for a two-lot subdivision that would split her 8.56 acre lot into two lots (4.16 acres & 4.4 acres).

Mrs. Wolfe represented herself at the meeting. She presented the Board with maps and an overview of her proposal to subdivide her 8.56 acre lot into two parcels.

Mr. Little asked Mrs. Wolfe if there were any structures on the property. Mrs. Wolfe said there was a mobile home on the lot, which, pending the Board's approval, she planned on removing to make room for a single family dwelling.

Mr. Little said he didn't see any problems with the proposal, and asked the Board members if they had any questions. There were none.

Mr. Little made a motion for to approve the proposal. The motion was seconded by Mr. Hilton, and carried by the Board 6-0.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: The Meeting was adjourned at 7:41 PM