

**TOWN OF CHESTER**  
**PLANNING COMMISSION SUBCOMMITTEE**

**August 11, 2021 10:00 AM**

**Draft Minutes**

**Location:** Mount Ascutney Regional Planning Commission Building 38 Ascutney Park Road, Ascutney, VT picnic table on the front porch.

**Members Present:** Peter Hudkins, Cathy Hasbrouck

**Planners and Experts Present:** Jason Rasmussen, Preston Bristow.

**Citizens Present:** None.

Peter Hudkins moved to approve the minutes from the June 22, July 7 and July 21 meetings. Cathy Hasbrouck seconded the motion. No changes were requested. A vote was taken and the minutes were accepted as written.

The committee discussed the Village 12 district of the proposed bylaws. It was resolved to complete a survey of the properties in the proposed district to verify the uses in each building and the parking available on the lot. The survey had been begun by Cathy and Peter earlier in the summer. Cathy had printed lister cards for the properties and begun adding information to them. Some of the information will be used to fill out an ACCD character survey form. The information will also be used by Jason Rasmussen and Alex Taft to evaluate how several of the properties would be handled by the proposed dimensional and use standards. Cathy Hasbrouck agreed to send Jason and Alex lister cards with the additional information for each parcel by Wednesday August 18<sup>th</sup>.

The group discussed how the proposed bylaws handle buildings with a mix of commercial and residential uses. There is no mixed-use use, and no apartment designation among the residential or commercial uses. It was agreed that the lot square footage requirement per principal use should be removed.

The group discussed different ways to allow a use permit to be issued without a hearing before the Development Review Board. They discussed which standards would need to be met in a review by the Zoning Administrator. The simplest suggestion was to make uses permitted and not conditional.

The subcommittee agreed to meet again August 25, 2021 at 9:00 AM in the conference room of the Mount Ascutney Regional Planning Commission Building.