

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

**November 9, 2021 10:00 AM**

**Draft Minutes**

**Location:** Chester Town Hall.

**Members Present:** Peter Hudkins, Cathy Hasbrouck at the town hall.

**Planners and Experts Present:** Jason Rasmussen and Alex Taft via Zoom, Preston Bristow at the town hall.

**Citizens Present:** None.

**Agenda Item 1 Review minutes from October 13, 2021.**

Peter Hudkins moved to accept the minutes as written. Cathy Hasbrouck seconded the motion. There was no discussion. A vote was taken and the minutes were accepted as written.

**Agenda Item 2 Citizen comments.**

As there were no citizens present there were no comments.

**Agenda Item 3 Discuss Administrative Review as structured in the proposed bylaws and in state statute.**

Cathy Hasbrouck recapped the ongoing discussion about Administrative Review from the previous week or two. It appears that Administrative Review would be an infrequently used process in the Village Green district. The Development Review Board is reluctant to relinquish control of conditional uses. For these reasons she proposed that Administrative Review not be a process in the Village Green district. Other points raised were that Administrative Review was being used in some towns, the Administrative Review concept was introduced to Chester in the proposed bylaws but the proposed bylaw implementation of major and minor site plan review is not known to be adopted anywhere.

The subcommittee considered adding retail and restaurant as permitted uses for the Village Green. Most of the parcels already have permits for retail and restaurant. Peter Hudkins said he thought the DRB would accept retail and restaurant as permitted uses as long as they have control over new construction

Peter Hudkins felt that an accurate parking survey should be done in order to confirm that parking is adequate for the buildings present on the green now. Preston said that parking is more of a town issue than a zoning issue. Zoning bylaws cannot create more parking, it can only set standards for it. The SelectBoard can create more parking.

The concept of requiring a residence to provide off-street overnight parking in the winter for the snow parking ban. When appealed to, Jason said he thought such a bylaw was acceptable, though he had never seen one quite like that. Preston said it would be good to have better parking information and see if a new one-space per residence standard. A detailed discussion of the off-street parking along the green took place.

It was resolved that a draft of a district page for the Village Green, based on the Village Center district in the adopted bylaws be created and presented to the Planning Commission on the

following Monday. The list of uses in the Village Center district was considered. They were modified as follows:

- Retail and Restaurant were changed to be permitted uses.
- Building and construction trades will be dropped.
- Uses that are required by statute to be allowed in every district will not be listed.
- Open air market would be a conditional use

Preston noted that the chapter on exemptions in the proposed bylaws is very detailed. It would be helpful if it could be added to the adopted bylaws as soon after the Village Green change is adopted, as possible.

Jason asked whether Residential multi-family should become a permitted use. It was decided that mixed use should be a permitted use and Residential Multi-family (3 or more units) should remain a conditional use.

No date was set for the next subcommittee meeting. The subcommittee needed feedback from the full Planning Commission before proceeding. The meeting was adjourned.