

TOWN OF CHESTER
PLANNING COMMISSION SUBCOMMITTEE
November 30, 2021 10:00 AM

Draft Minutes

Location: Mt. Ascutney Regional Commission Office, Windsor VT

Members Present: Peter Hudkins, Cathy Hasbrouck.

Planners and Experts Present: Jason Rasmussen and Alex Taft via Zoom, Preston Bristow.

Citizens Present: None.

Agenda Item 1 Review minutes from November 9, 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 proposal for adding Village Green District to the adopted bylaws, including definitions for several uses and parking requirements.

The subcommittee discussed the proposal for the Village Green Zoning District and several prepared by Jason Rasmussen and several comments he included. The following points were resolved:

- Although some people favored renaming the Professional Office use to simply Office, it was decided to leave the name as Professional Office for this set of changes. If the name of the use were changed, all the other places in the bylaws that mention that use would have to be changed. The subcommittee wanted to limit the extent of this set of changes. This will be revisited at a later date.
- The definition of accessory dwelling unit was adjusted to comply with changes to state statute approved last year. These include allowing the owner of the parcel to live in either the primary dwelling or the accessor dwelling, and changing the allowable size of the accessory dwelling.
- Multi-family dwellings would remain as 3 or more families and not be changed to the now-recommended 5 or more families. It was felt that 3 or more dwelling unit in the same building in the Village Green district merited a conditional use hearing.
- The definition of light industry was located in the adopted bylaws and the subcommittee agreed it did not need any revision.
- The subcommittee specifically considered excluding shooting ranges from the definition of recreation. They decided that meeting the noise standard would require distance and/or berms or fences and additional regulation was not needed.
- It was agreed to use the term “dwelling” to define any type of living space: house, apartment, condo, etc. It was also agreed to use the term “household” in place of “family”.
- A simple definition of Senior Housing that did not include a reference to state statute was agreed to.

A table in the proposed bylaws that allowed sharing of parking spaces between different uses at different times of the day was discussed. It was added to the parking requirements for the Village Green district. The subcommittee agreed to require off-street parking of some type, not necessarily on the parcel in question, for employees and residents of a building in this district.

The subcommittee agreed to present the proposal for the Village Green district as amended to the Planning Commission at the December 6, 2021 meeting.

The meeting was adjourned.