

Parking data

Parking study Data November 16, 2021											Shared Parking Percentage using calculation from Figure 3-05, Weekend columns		
Street	Parcel address and Name(s) of Businesses	# of businesses on parcel	Required Business Spaces	# of dwelling units on parcel	Dwelling spaces needed at 1.2 Per Unit	Parking spaces on parcel	Additional Public Spaces Required	Dwellings without parking	Public Parking	Bylaw requirement for the use	Night Time (11:00 PM – 8:00 AM)	Day Time (8:00 AM – 5:00 PM)	Evening (5:00 PM – 11:00 PM)
	34 School Fischer Arts Gallery	3	6	2	2	0	8	2		3 spaces per 1,000 sq ft	2	8	2
	34 School Salon, Massage	See above	4	See Above		0	4			2 spaces per 1,000 sq ft		2	
	94 Common Southern Pie Restaurant, Mixed Use	1	8	2	2	0	11	2		1 space per 3 seats (25 Seats)	2	10	10
	90 Common Free Range Restaurant, Mixed Use	1	12	1	1	2	11			1 space per 3 seats (35 seats)		12	12
	78 & 80 Common Annex Retail, Mixed Use	2	11	2	2	3	10			3 spaces per 1,000 sq ft		10	0
	68 Common Barrett & Valley Office, Mixed Use	1	4	2	2	5	1			2 spaces per 1,000 sq ft		4	1
	58 Common Bookstore Retail	1	6	2	2	0	8	1		3 per 1,000 sq ft	1	8	1
	40 Common Fullerton Inn Lodging	1	20	1	1	10	11			1 space per guest room	20	10	20
	40 Common Fullerton Dining		50				50			1 per 3 seats (150 seats)		25	50
	26 Common former drug store Retail, Mixed Use	0	3	1	1	1	3			3 space per 1000 sq ft	0	3	0
	20 Common Olive Br. Lodge Civic	1	?	0		0	?			1 space per 3 seats			
	12 Common Country Treasures Retail, Mixed Use	2	9	1	1	3	7			3 spaces per 1000 sq ft		7	0
	Sub Totals Bus & Dwelling	13		14				5					
	Required Parking Bus & Dwelling		133		17	24	126			Number of available Spaces	25	99	96
	Parking Common 37, North Main 20, School 3							60		-65.80	35.00	-39.00	-36.00

Parking data

Street	Parcel address and Name(s) of Businesses	# of businesses on parcel	Required Business Spaces	# of dwelling units on parcel	Dwelling spaces needed at 1.2 Per Unit	Parking spaces on parcel	Additional Public Spaces Required	Dwellings without parking	Public Parking	By/law requirement for the use	Night Time (11:00 PM – 8:00 AM)	Day Time (8:00 AM – 5:00 PM)	Evening (5:00 PM – 11:00 PM)	Shared Parking Percentage using calculation from Figure 3-05, Weekend columns
	287 Main 6 Loose Ladies – Retail, Mixed Use	2	6	1	1.2	3	4.2	0	0	3 spaces per 1000 sq ft	0	4	0	
	295 Main Meditrima – Mixed use	1	9	1	1.2	17	0	0	0	3 spaces per 1000 sq ft	0	9	0	
	313 Main St. Luke's – Civic	1	30 Sunday Onli	0	0	0	0	0	0	1 space per 3 seats	?	?	?	
	321 Main Inn Victoria – Lodging	1	9	1	1.2	2	8.2	0	0	1 space per guest room	8	4	8	
	339 Main Dyak Craft – Retail	1	3	1	1.2	4	0	0	0	3 spaces per 1000 sq ft	0	3	0	
	15 Cobleigh apartments	0	0	2	2	4	0	0	0	1.2 spaces per unit	0	0	0	
	Sub total Bus & Dwelling	6		6				0			8	20	8	
	Required Parking Bus & Dwelling		27		6.8	30	12.4							
	Parking on Main 27 Cobleigh Lot								27					14.6
	Totals Main, Common & Cobleigh	19	160	20	23.6	54	138.2	5	123	-51	33	119	104	

## Connecting the Cobleigh Street parking lot with the Village Green Area

The proposed Chester Village Green zoning district is a unique among the surrounding towns. A generous swath of green lawn, reminiscent of early settlements' common pasture is surrounded by charming painted wooden buildings with businesses that serve the daily needs of townsfolk and the vacation needs of tourists. The area is an important economic engine for Chester. The Planning Commission wants to support small businesses located there now and facilitate more businesses locating there in the future. The Village Green area is fortunate in that there are over forty parking spaces available in front of the businesses along Common Street but talks with merchants on the green indicate that more parking would be helpful.

Peter Hudkins and Cathy Hasbrouck undertook to count the number of spaces available on Common, Main, Cobleigh and School Streets and on the parcels themselves. They also counted parking required by dwelling units, business employees and projected customers and plotted likely parking requirements throughout the course of the day and night. They concluded that parking needs could be accommodated if the Cobleigh Street parking area could be connected in some manner to the Green area, with its currently existing on- and off-street parking.

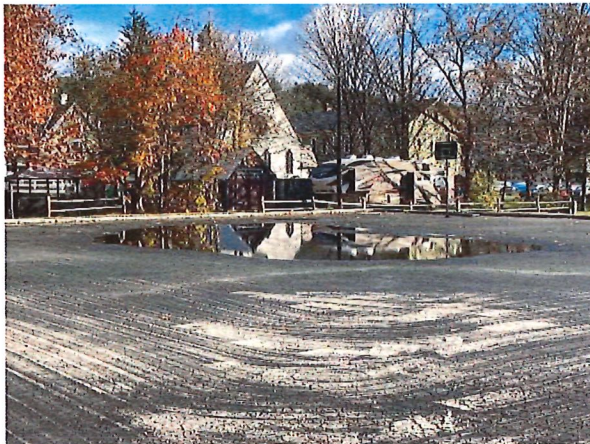
This proposal could change the usual zoning bylaw parking requirements for the proposed Village Green zoning district. Zoning bylaws generally calculate parking needs for employees, residents, and business customers. The Planning Commission is concerned that such a calculation and requirement would stifle business growth. Improvements to the Cobleigh Street lot could allow us to remove the traditional zoning requirements for parking and possibly replace it with a provision that ensures spaces on Common Street are not taken up by employees and tenants during critical business hours.

The Cobleigh Street lot belongs to the Town of Chester, as do the streets surrounding the Green. While it is possible to walk down Cobleigh Street from the parking area to Main Street and follow the sidewalk along Main Street to the Green, the distance to the Green is much shorter if a person walks along the edge of the athletic field and turns left into the Main Street Parking Association lot behind Meditrina and Six Loose Ladies. There is actually an informal path there now:



The Planning Commission wants to know if the Select Board is interested in crafting a solution that involves more formally integrating the Cobleigh Street lot and athletic fields with the Green area. Topics for discussion could include:

- Placing directional municipal parking signs on Main, Cobleigh and Common Streets
- Paving the entire parking area (possibly shim coating the former rink surface to resolve a drainage issue)
- Shifting the storage shed to allow better traffic circulation and to free up parking spaces
- Striping the parking spaces to maximize capacity
- Lighting the parking lot (and removing old rink lights)
- Constructing a lighted walkway from the Cobleigh parking lot to Common Street
- Providing security cameras
- Coordinating use of the Cobleigh lot with the Recreation Department
- Considering changes to the town's parking ordinance
- Integrating the Cobleigh lot into a broader plan for Chester village as a walkable community



Ice rink surface that doesn't drain storm water



Shed to be moved



More space available in the gravel area of the lot



Abandoned light pole and electric meter



1: 1,652  
December 15, 2021

84.0 0 42.00 84.0 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources  
1" = 138 Ft.  
1cm = 17 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



**LEGEND**

- Parcels (standardized)
- Roads**
  - Interstate
  - US Highway: 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Stream/River**
  - Stream
  - Intermittent Stream
- Town Boundary

**NOTES**

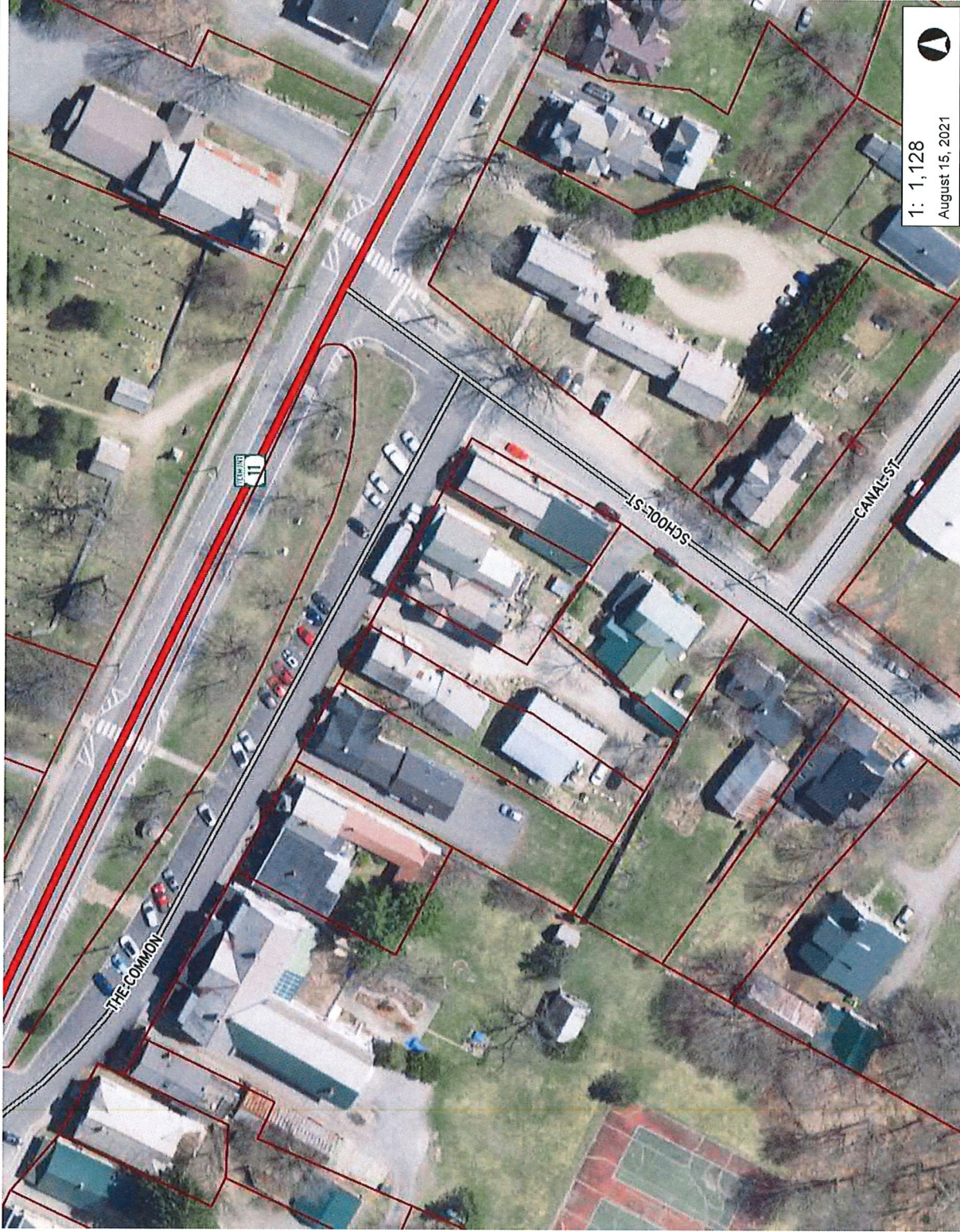
Map created using ANR's Natural Resources Atlas



# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



1: 1,128  
August 15, 2021

### LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
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- Stream/River
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### NOTES

Map created using ANR's Natural Resources Atlas

57.0 28.00 57.0 Meters

1" = 94 Ft. 1cm = 11 Meters

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