

| Number | Lead | Priority | Topic | Description | Submitter | Related Item |
|--------|-------|----------|---------------------------------------|--|-------------------|-----------------|
| 1 | Tim | | Community Survey | Draft, advertise and distribute a town-wide survey of Chester residents and business leaders to understand and prioritize short and long-term priorities for the town. Incorporate previous surveys done for continuity | Tim | |
| 2 | | | PC Mission, Scope & Goals | Research and develop a holistic PC mission, scope and goals. Understand the breadth of our role in shaping the future of Chester. | Barre, Tim, Hugh | |
| 3 | | | PC Operating Model & Procedures | Discussion on procedural process, decorum and the value of our having a diverse set of perspectives across the members of the PC. Consider adding code of conduct, conflict of interest and social media policy to our Rules of Procedure | Tim, Hugh | |
| 4 | | | Accessory Dwelling Unit enablement | Work to simplify permitting of and seeking additional ways to incentivize the construction of a significant number of new accessory dwelling units and/or apartment for long term use/rental | Tim | 5,9 |
| 5 | | | Short Term Rentals | Understand bill S.210 and other options available to ensure short term rentals are safe, protect the environment, peacefully coexist within the Community, and balance the needs of STR owners with the needs of the community for long term housing | Tim, Hugh | |
| 6 | | | Update the Unified Development Bylaws | Complete the work to align and update the UDB's with the Town Plan leveraging the resources and expertise of MARC awarded funding by the "Bylaw Modernization Grant Program" | Tim, Hugh | 8,9,10,11,12,13 |
| 7 | | | Cannabis Impact Assessment | Research and assess the impact of the recent retail opt in decision as it relates to Chester's UDB's | Hugh | |
| 8 | Peter | | UDB Administration Section | Review and update the Administrative section of the UDB for items including but not limited to - Home Occupation Permitting - Legacy Uses | Peter | 6 |
| 9 | | | Housing Availability | Discuss options to incentivise additional housing development. Refer to Task 1 of the MARC Bylaw update proposal | Peter | 4,5,6 |
| 10 | | | Village Districts | Focus next on UDB updates for the Village Districts. Refer to Task 2 of the MARC Bylaw update proposal | Peter, Tim, Cathy | 6 |
| 11 | | | Town Plan Future Land Use Map | Review the Future Land Use map and other key goals of the Town Plan to identify areas of alignment and or concern | Cathy | 6 |

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| 12 | Cathy | | Community Education and Outreach | Establish a tradition of soliciting input from fellow citizens, open communication and educating the public. Develop a document explaining how the bylaws work, how they are amended, what the role of the town plan and the future land use map. Advertise and encourage the public to attend upcoming workshops outlined in Task 1 of the MARC proposal | Cathy, Peter | 1,6 |
| 13 | | | Village Center Westward Expansion | Explore tactical and strategic options related to business enablement (re: Sugar Bob's) | Hugh | 6,8,10 |
| 14 | | | Vermont Climate Action Plan (CAP) | Research and Assess the impact the CAP has on the town plan and the UDB's | Tim | |
| 15 | Barre | | Arts & Culture | Understand the role the PC has with respect to expanding creative economic development in Chester | Barre | |

LEGACY USE draft of 5/2/2022

8.2 Definitions

LEGACY USE: A previously nonconforming use that, by virtue of its benign history and cultural heritage in Chester, is deemed an allowed and conforming conditional use in the district in which it is located.

3.19 NON-CONFORMITIES

D. Nonconforming Uses

2. The DRB may determine that a past or present nonconforming use, by virtue of its benign history and cultural heritage in Chester, is a Legacy Use and is therefore deemed an allowed and conforming conditional use in the district in which it is located. The burden of proof is upon the applicant to demonstrate that a past or present nonconforming use has sufficient benign history and cultural heritage in Chester to be determined a Legacy Use. Determination as a Legacy Use is indefinite in duration, but a Legacy Use may be re-established, expanded, extended, moved, or enlarged only following conditional use review and approval by the DRB and a zoning permit issued by the Zoning Administrator.

TOWN OF CHESTER



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May 2, 2022

*** DRAFT ***

Dear Chester Selectboard:

The Planning Commission is focusing on the issue of Home Occupations. The right of any resident to use a minor portion of their dwelling for a Home Occupation is guaranteed in state statute.

Chester's United Development Bylaws expands the Home Occupation provision to include use of a minor portion of a "typical accessory building" as well as the dwelling and requires a permit for a Home Occupation to ensure that the use is "customary in residential areas" and "does not have an undue adverse effect on the character of the neighborhood." Also prohibited are "disturbances such as noise, vibration, smoke, dust, odors, heat, glare, and electrical interference or line voltage variations" as well as "on-street parking" and alterations of the home or dwelling to "take on a commercial aspect."

Chester has had a historically lax approach to requiring Home Occupation permits, however, and many, if not most, Home Occupations in town do not have a permit. Not only do we have an incomplete picture of how many Home Occupations there are in town, but if there is no permit, the town is at a disadvantage to prove when a Home Occupation is no longer "customary" in a residential area or "disturbing" to neighbors or has taken on a "commercial aspect."

The Planning Commission requests and will promote an amnesty period when Home Occupation permits can be applied for and issued free of charge except for the \$15 recording fee. Our request to the Selectboard, therefore, is this:

That the \$50 fee for Home Occupation permits be waived for two years and that applicants for a Home Occupation permit be charged only the recording fee of \$15.

A Home Occupation permit (unlike a Home Business permit) is an administrative permit that the Zoning Administrator can issue without a public before the Development Review Board (DRB).

Thank you for your consideration of our request.

Sincerely,

*** DRAFT /

UNSIGNED ***

Hugh Quinn, Planning Commission Chair