



VERMONT

Application for Hearing before the Development Review Board

Applicant name: BARTLEY THOMAS

Applicant address: PO BOX 372 LONDONERRY VT

Applicant email: Stonehollowvt@gmail.com Phone: 603 762 2970

Landowner name (if different): _____

Landowner address: _____

Landowner email: _____ Phone: _____

Location of property: 47 BALCH RD CHESTER VT

Description of Request: RECREATION - PRIVATE MEMBERSHIP
CONCESSION STAND

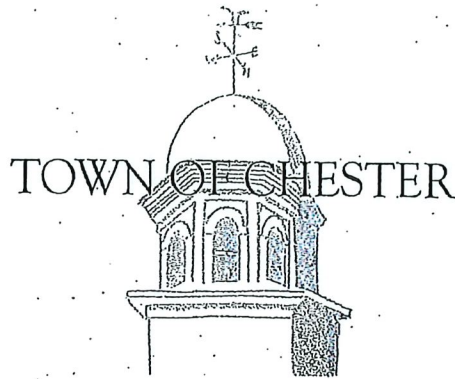
If new construction is involved, provide a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature [Signature] Date 05/02/2022

**** TO BE COMPLETED BY THE ZONING ADMINISTRATOR ****

Parcel Map #: <u>37-20-31</u>	Zoning District: <u>A3</u>	DRB Case #: <u>575</u>
Type of application: <input checked="" type="checkbox"/> Conditional Use Approval, <input type="checkbox"/> Flood Hazard Review, <input type="checkbox"/> Waiver or Variance		
<input type="checkbox"/> Appeal of decision of Zoning Administrator, <input type="checkbox"/> Other _____		
Received with \$200 application fee <u>P.B.</u>	(ZA initials)	Date <u>5/2/22</u>



PLANNING & ZONING
556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173 office
(802) 875-2237 fax
zoning@chestervt.gov
www.chestervt.gov

TOWN OF CHESTER
NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Barthley Thomas has applied for a Conditional Use Permit for the property located at 47 Balch Road in the Town of Chester. The proposed use is a private recreation facility for the Chester Vermont Volleyball League that may also be used for other sport and fitness uses and for events.

The Town of Chester Development Review Board will conduct a site visit at 5:15 PM on Thursday, May 26, 2022, at 47 Balch Road and will hold a hearing on this application at 6:00 PM on Thursday, May 26, 2022, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov.

Dated at Chester, Vermont this 4th day of May 2022.

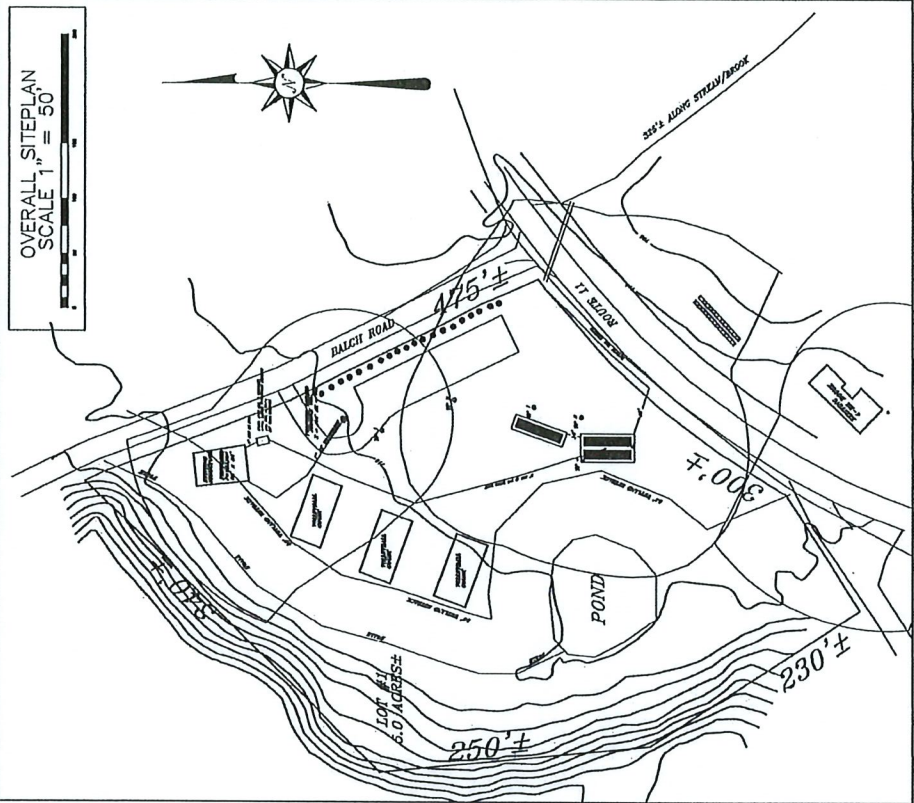
Preston Bristow
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

Thomas Field ~ Home of the Chester Vermont Volleyball League

47 Balch Road, Parcel #37-20-31

Intended use: A private recreation facility consisting of three volleyball courts, a 30-foot by 50-foot pavilion with bathrooms, and approximately 4 acres of open land also available for other sport and fitness uses and daytime and early evening events such as family reunions, birthday parties, nonprofit organization or company picnics, or a farmer's market, and including the ancillary use of concession stands and food trucks.

OVERALL SITEPLAN
SCALE 1" = 50'



PRIM DATA LOT #1

SOIL TEST RESULTS

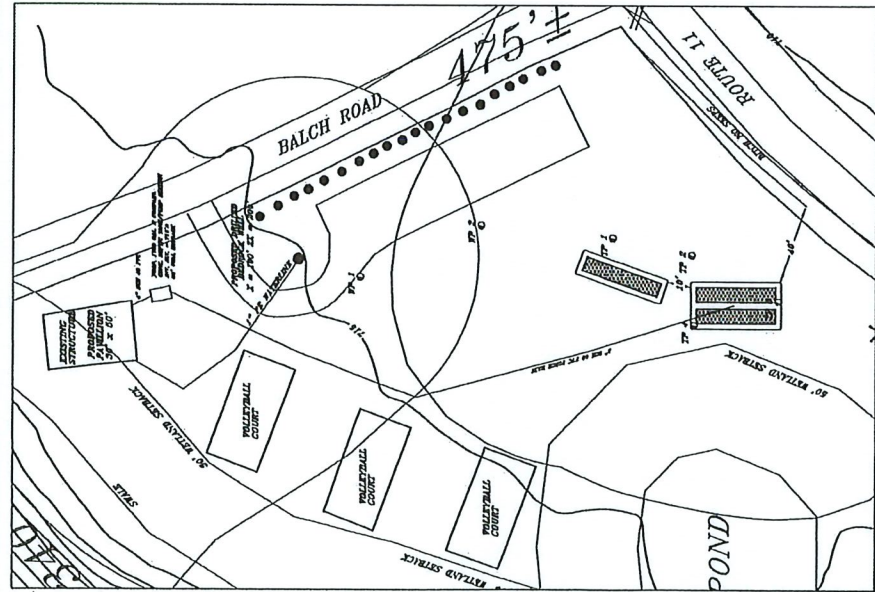
TEST PIT #1 DEPTH TO S.H.W.T. 48" SEEP
TEST PIT #2 DEPTH TO S.H.W.T. 48" SEEP
TEST PIT #3 DEPTH TO S.H.W.T. 48" SEEP
TEST PIT #4 DEPTH TO S.H.W.T. 80" SEEP

AT-GRADE DESIGN CRITERIA:

- 105 PERSONS 4 GPD/PERSON
- 420 GPD
- VALUES FROM TABLE 9-3
- LOAMY FINE SAND SINGLE GRAIN
- STRUCTURE
- 0.5 APPLICATION RATE GALLONS PER SQUARE FOOT PER DAY
- PRIMARY 2-RR
- 420 GPD/0.8 GALL SQFT/PER DAY = 525 SQUARE FEET
- 6' EFFECTIVE INFILTRATION AREA
- 525 FT² / 6' WIDTH = 87.5'
- USE (2) 44' BEDS = 88'
- REPLACEMENT AREA IS CALCULATED USING ECO FLO HORIZONTAL
- 420 GPD/116 GALL SQFT/PER DAY = 362.5 SQUARE FEET
- 6' EFFECTIVE INFILTRATION AREA
- 362.5 FT² / 6' WIDTH = 60.4'

GENERAL NOTES:

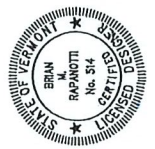
1. THIS PLAN IS FOR REGULATORY APPROVAL ONLY. IT IS NOT A SURVEY.
2. OWNER AND/OR CONTRACTOR WILL NOTIFY ENGINEER 72 HOURS BEFORE BEGINNING CONSTRUCTION ON SEPTIC SYSTEM OR WATER SUPPLY.
3. SEPTIC AND WATER SUPPLY MUST BE INSTALLED AS SPECIFIED AND IN THE LOCATION AS INDICATED ON THIS PLAN.
4. ALL EQUIPMENT MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NO CHANGES OR SUBSTITUTIONS MAY BE PLAN WITHOUT CONSULTANT APPROVAL.
5. THIS PLAN IS FOR THE FOLLOWING:
LOT #1 PROPOSED PAVILLION WITH BATHROOMS FOR 105 PLAYERS DESIGN FLOW = 420 G.P.D.
6. THE PAVILLION WILL BE USED LESS THAN 60 DAYS IN A CALENDAR YEAR FOR THIS FLOW AND AMOUNT OF PEOPLE.



LOT 1 DISPOSAL AREA
SCALE 1" = 30'

FAPANOVI SEPTIC DESIGN
OVERALL SITEPLAN

DATE	DESCRIPTION



I hereby certify that the information contained in this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Vermont. My commission expires on 12/31/2025.

Brian M. Rapach
Professional Engineer
No. 314
State of Vermont

Brian Rapach

**THOMAS
FIELD
HOME OF
CHESTER, VT
VOLLEYBALL
LEAGUE**



TOWN OF CHESTER
POLICE DEPARTMENT

556 Elm Street
P.O. Box 370
Chester, VT 05143

Emergency 911 or
Dispatch (802) 875-2233
Office (802) 875-2035
Fax (802) 875-2036

May 20, 2022

Preston Bristow
Town Planner and
Zoning Administrator
PO Box 370
Chester, VT 05143

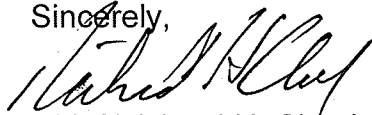
Re: 47 Balch Road, Chester, VT

Dear Preston Bristow:

In response to Bartley Thomas request to utilize this property located at 47 Balch Road, as a private recreation facility, consisting of three volleyball courts, a 30-foot by 50 -foot pavilion with bathrooms and approximately four acres of open land also available for other sport and fitness uses and daytime and early evening events, such as family reunions, birthday parties, non-profit organization or company picnics, or a farmer's market, and will include the ancillary use of concession stands and food trucks.

Should Bartley Thomas be granted the necessary Permits from the Zoning Board of Adjustment, I recommend that traffic safety and parking will not be an issue.

Sincerely,



Chief Richard H. Cloud
Chester Police Department

jap

Chester VT Volleyball League Conditional Use Application (Staff Report 5/18/22)

Property Location: 47 Balch Road

DRB Case # 575

Requested Use: Private Recreational Facility

INTRODUCTION

Barthley Thomas purchased 5 acres of land with a repair shed at the corner of VT RT 11 W and Balch Road in August of 2020. Based upon verbal advice from then ZA Michael Normyle, he replaced the shed with a pavilion on the same footprint without a permit. A state permit for a septic system to accommodate 105 persons at 4 gallons per person per day was obtained and both the system and toilets at the pavilion are in place. Three at-grade volleyball courts with nets and lights have also been constructed.

Although the intended use is principally and primarily as a home for the private Chester VT Volleyball League, the anticipated uses have been described as follows: A private recreation facility consisting of three volleyball courts, a 30-foot by 50-foot pavilion with bathrooms, and approximately 4 acres of open land also available for other sport and fitness uses and daytime and early evening events such as family reunions, birthday parties, nonprofit organization or company picnics, or a farmer's market, and including the ancillary use of concession stands and food trucks.

ZONING DISTRICT AND ALLOWED USE

The Chester VT Volleyball League site at 47 Balch Road is located within the Adaptive 3 (A3) District (Section 2.9) where Recreation, oddly, is not listed as a conditional use. This strikes me as an oversight. However, the use category of Civic/Institutional is listed as a conditional use and can be applied with a clear statement that this is a private recreational facility.

The purpose of the A3 District is "to provide property owners in this lower-density district, who are served by municipal water but not municipal sewer, the opportunity to take advantage of existing facilities as well as have potential for the creation of commercial and light industrial uses."

INTERPRETATION

It is the Zoning Administrator's interpretation is that a private recreational facility is appropriate and not incompatible with a lower-density district where commercial and light industrial uses are encouraged.

CONDITIONAL USE REVIEW STANDARDS

1. GENERAL STANDARDS
 - a. The capacity of existing or planned community facilities

No significant impact on water, sewer, or firefighting capacity. The Chester police chief has reviewed the application and recommends that traffic safety and parking will not be an issue.

- b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located

Under the Supplemental Standards for the A3 District, Character of Development is defined as "New development and redevelopment in this area shall continue in the current moderate density, with a mix of commercial, light industrial, and residential uses." A private recreational facility meets the test of moderate density and would seemly have similar or lower impact than commercial or light industrial uses.

- c. Traffic on roads and highways in the vicinity

The entrance is 250 feet from Vermont Route 11 on Balch Road. There will be little impact to Balch Road, and Vermont Route 11 is designed to accommodate the anticipated traffic.

- d. Bylaws and ordinances then in effect

None

- e. Utilization of renewable energy resources.

None

2. SPECIFIC STANDARDS

- a. Lot and Yard Requirements under Section 3.14

The pavilion is partly within the 50-foot setback from Balch Road, but it was built within the footprint of a previous nonconforming structure. All other uses meet the requirements.

- b. Distance from adjacent or nearby uses;

The site is surrounded by residential uses, although the former Armory is 450 feet away. The nearest residence is 300 feet away.

- c. Minimum off-street parking and loading facilities under Section 3.20

Under the general rule of an average 3 occupants per car, a maximum capacity of 105 players and guest would require 35 parking spaces. Parking is planned on the grass as depicted on the site plan.

- d. Landscaping and fencing under Section 3.13

No landscaping is planned but a fence between the parking area and Balch Road is planned as depicted on the site plan.

- e. Design and location of structures and service area

No new structures or service area, beyond the existing pavilion and volleyball courts, is proposed under this application.

- f. Size, location and design of signs under Section 3.26

A sign for "Thomas Field, Home of Chester VT Volleyball League" has been applied for and meets the sign requirements for the A3 District. This sign permit will be granted as an administrative approval by the Zoning Administrator.

g. Performance Standards under Section 4.9

Performance Standards regarding air pollution; glare, light or reflection; safety hazards; electromagnetic disturbances; underground storage tanks; or ground/surface water pollution are met by this application.

Applicant is aware and agrees to meet the Performance Standard that noise shall not exceed 70dB measured at the property line during the day between 7:00 a.m. and 8:00 p.m. Applicant plans no activity between 8:00 p.m. and 7:00 a.m.

h. Other such factors as these Bylaws may include

None

3. SPECIAL CRITERIA

No special criteria apply to the A3 district.