

TOWN OF CHESTER

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

Lans Christenson has applied for a Conditional Use Permit for the property located at 35 Depot Street in the Town of Chester. The proposed use is retail and tourist lodging.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, July 25, 2022, at 35 Depot Street and will hold a hearing on this application at 6:00 PM on Monday, July 25, 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 29th day of June 2022.

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



VERMONT

Application for Hearing before the Development Review Board

Applicant name: Lans Christenson

Applicant address: 90 Depot ST Chester VT 05143

Applicant email: Lanschristenson@outlook.com Phone: 413-219-3832

Landowner name (if different): _____

Landowner address: _____

Landowner email: _____ Phone: _____

Location of property: 35 Depot ST Chester VT 05143

Description of Request: 10 seat restaurant / 3 Rental units /

① Innkeepers Unit

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.

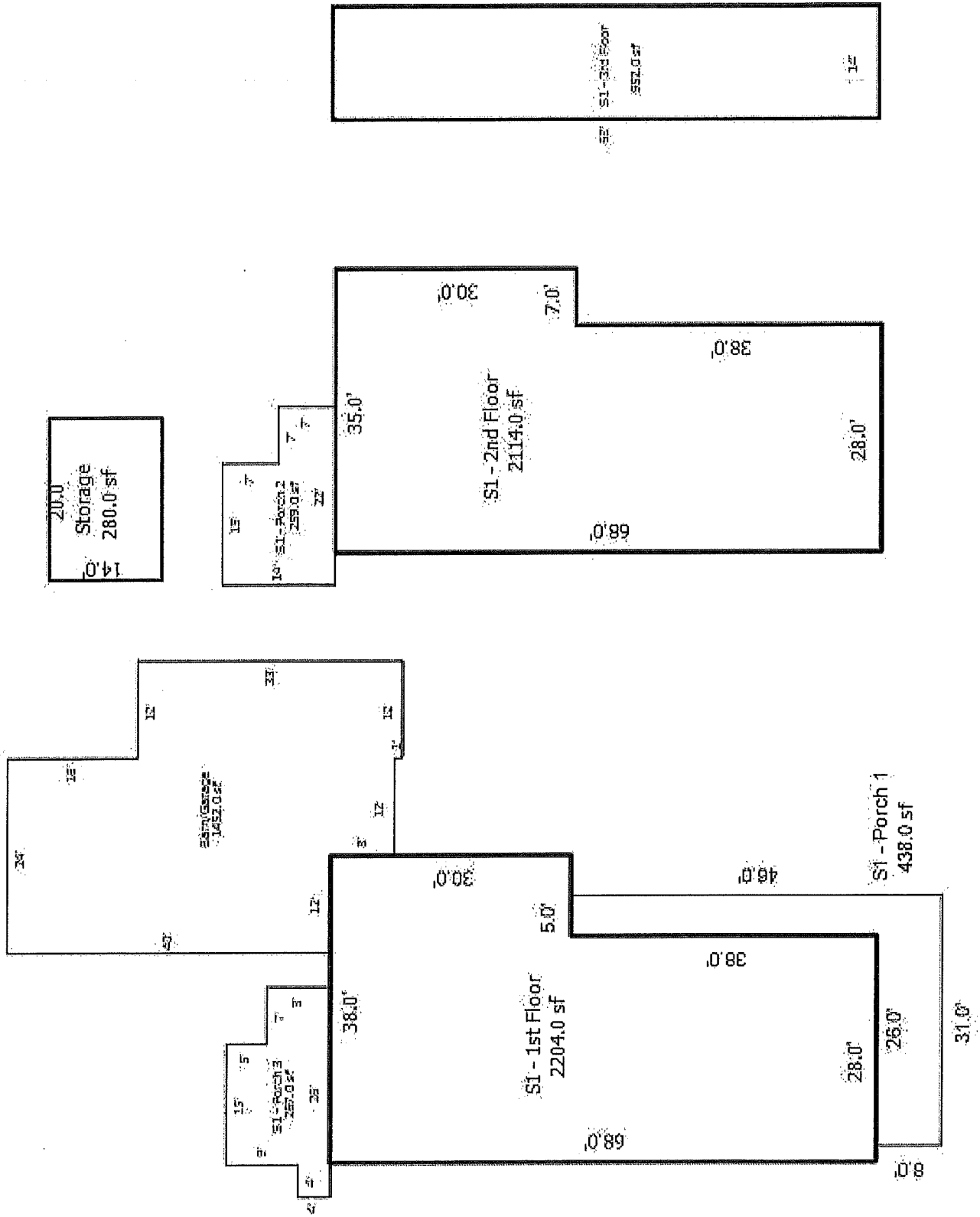
After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature [Signature] Date 6/23/22

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

Parcel Map #: <u>60-51-15</u>	Zoning District: <u>Village Center</u>	DRB Case #: <u>581</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>6/23/22</u>

35 Depot Street

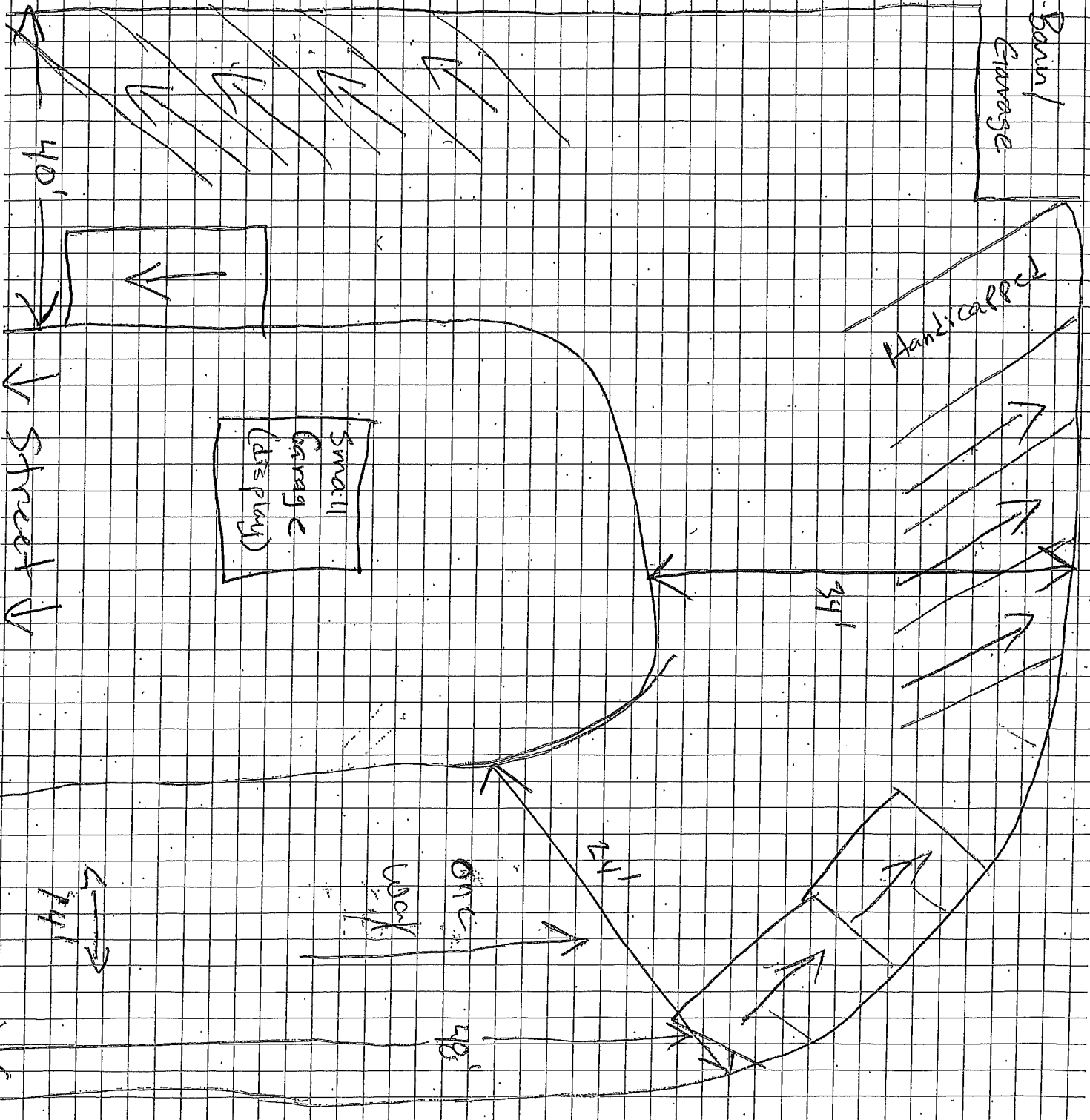


House

Basin /
Garage

Handicapped

Small
Garage
(display)



40'

150'

111'

98'

74'

Street

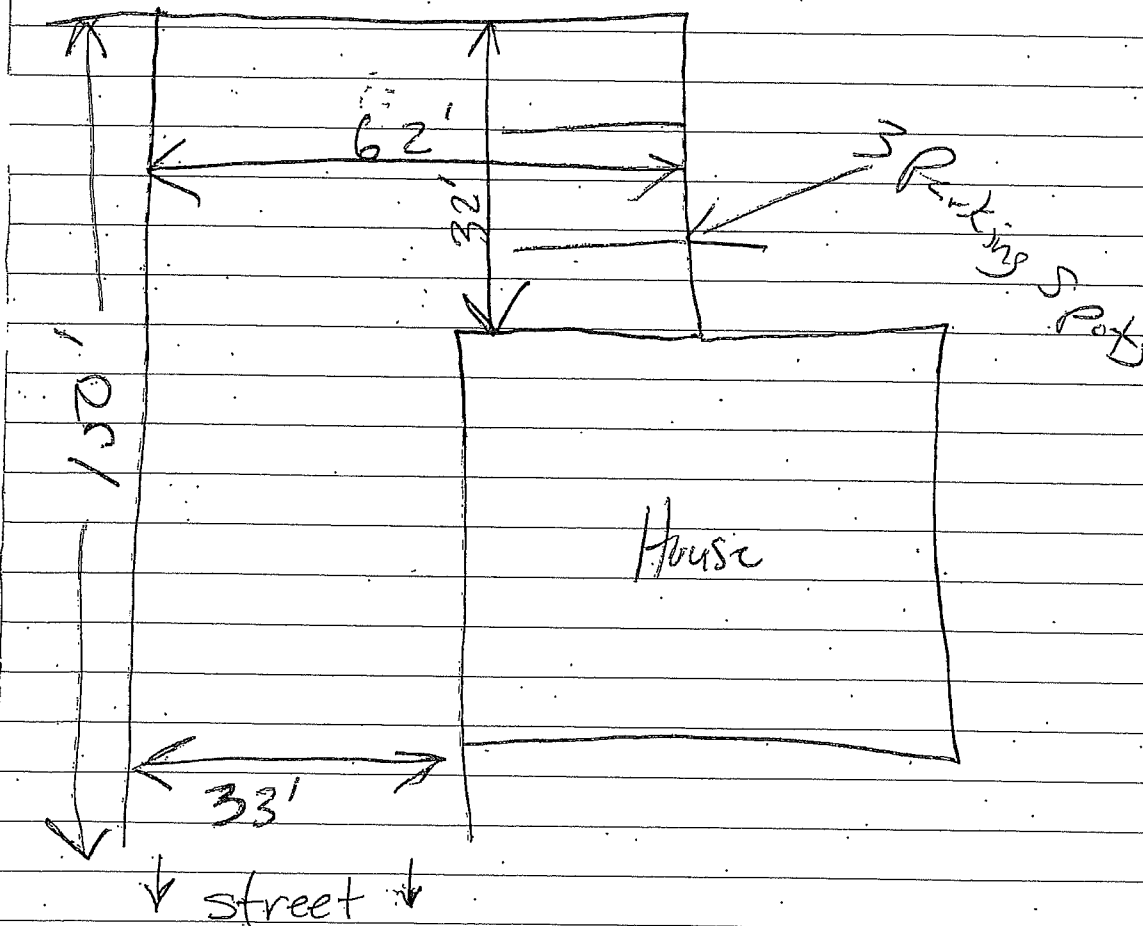
35 Depot St. Laus Christensen
Not Drawn to Scale

Parking Spots x 10 : 9' wide x 18' long

Handicapped Parking Spots x 1 : 13' wide x 18' long

Potential Employee parking behind home if necessary

Employee Parking x 3 Spots Rear of building
Rear of building





100 foot Abutters List Report

Chester, VT
June 29, 2022

mailed 6/30/22

Subject Property:

Parcel Number: 605115	Mailing Address: CHRISTENSON, LANS
CAMA Number: 605115	P O BOX 126
Property Address: 35 DEPOT STREET	CHESTER, VT 05143

Abutters:

Parcel Number: 605110	Mailing Address: CHESTER SCHOOL DISTRICT
CAMA Number: 605110	609 VT RT 103 SOUTH
Property Address: 72 MAIN STREET	LUDLOW, VT 05149

Parcel Number: 605114	Mailing Address: GROUP VEGA, INC
CAMA Number: 605114	PO BOX 308
Property Address: 15 DEPOT STREET	WESTON, VT 05161

Parcel Number: 605116	Mailing Address: BREMER III, CO-TRUSTEE, L. PAUL
CAMA Number: 605116	BREMER IV, CO-TRUSTEE, L PAUL
Property Address: 63 DEPOT STREET	5208 DORSET AVENUE CHEVY CHASE, MD 20815

Parcel Number: 605135	Mailing Address: CHITTENDEN BANK C/O M & T BANK
CAMA Number: 605135	CORPORATE SERVICES 18TH FLOOR
Property Address: 57 SOUTH MAIN STREET	ONE M & T PLAZA BUFFALO, NY 14203

Parcel Number: 605136	Mailing Address: DIRTY JACK'S LLC
CAMA Number: 605136	526 DEPOT STREET
Property Address: 39 SOUTH MAIN STREET	CHESTER, VT 05143



www.cai-tech.com

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Zoning

From: Matt Wilson <mswilson@vermontel.net>
Sent: Tuesday, July 19, 2022 2:17 PM
To: Zoning
Subject: Re: Conversion of Adams Funeral Home

I have no issues as long as they follow all state fire Marshall requirements and I need to have a walk through of entire building once completed and before they open for business.

Sent from my iPhone

On Jul 19, 2022, at 2:13 PM, Zoning <zoning@chestervt.gov> wrote:

Hello Matt,

Lans Christenson has applied to convert the former Adams Funeral Home at 35 Depot Street into a 10-seat Tea Shop (the Chester Tea House currently at 15 Depot Street will relocate there) and a small Inn with 3 rental units and a 4th Innkeeper's unit. Have you any concerns to bring to the DRB's attention? Lans claims the Division of Fire Safety visits regularly during his ongoing renovations. The DRB hearing is on Monday, July 25.

Preston Bristow
Town Planner and
Zoning Administrator
Town of Chester

Office: 802-875-2173
Cell: 603-359-5243
Email: zoning@chestervt.gov
556 Elm Street, P.O. Box 370
Chester, VT 05143
www.chestervt.gov

Zoning

From: Parsells, Julie <Julie.Parsells@vermont.gov>
Sent: Tuesday, July 19, 2022 5:37 PM
To: Zoning
Subject: Fwd: Conversion of Adams Funeral Home

He has no concern

Get [Outlook for iOS](#)

From: Cloud, Richard <Richard.Cloud@vermont.gov>
Sent: Tuesday, July 19, 2022 5:22 PM
To: Parsells, Julie <Julie.Parsells@vermont.gov>
Subject: Re: Conversion of Adams Funeral Home

No.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Parsells, Julie <Julie.Parsells@vermont.gov>
Sent: Tuesday, July 19, 2022 2:15:12 PM
To: Cloud, Richard <Richard.Cloud@vermont.gov>
Subject: FW: Conversion of Adams Funeral Home

Any concern with the conversion below?

Julie A. Parsells
Administration Staff
Chester Police Department
Office (802)875-2035
Fax (802)875-2036
Dispatch (802)875-2233

From: Zoning <zoning@chestervt.gov>
Sent: Tuesday, July 19, 2022 2:09 PM
To: Parsells, Julie <Julie.Parsells@vermont.gov>
Subject: Conversion of Adams Funeral Home

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Julie,

Lans Christenson has applied to convert the former Adams Funeral Home at 35 Depot Street into a 10-seat Tea Shop (the Chester Tea House currently at 15 Depot Street will relocate there) and a small Inn with 3 rental units and a 4th Innkeeper's unit. Does Chief Cloud have any concerns to bring to the DRB's attention? The hearing is on Monday, July 25.

Preston Bristow



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MEMORANDUM

To: Development Review Board
From: Preston Bristow
Date: July 21, 2022
Subject: Lans Christenson CU application #581
Mixed Use: restaurant, retail, tourist lodging, residential
35 Depot Street

INTRODUCTION

Lans Christenson purchased the former Adams Funeral Home at 35 Depot Street in 2019 and proposes to convert it into a MIXED USE of restaurant, retail, tourist lodging, and residential. The mixed uses will include Chester Tea House (currently next door at 15 Depot Street) as a 10-seat restaurant and retail space, 3 lodging units (one on the 1st floor and two on the 2nd floor), with an innkeeper's apartment on the 3rd floor. The Tea House restaurant and retail space will be in a 17-foot by 22-foot room with an adjacent 14-foot by 15-foot kitchen that will include a stove, three-bay sink and refrigerators.

ZONING DISTRICT AND ALLOWED USE

The former Adams Funeral Home is located within the Village Center (VC) District (Section 2.3). MIXED USE is a Conditional Use within the VC District and is defined as "The development of mixed-use buildings with a variety of complimentary and integrated uses, such as, but not limited to, residential, retail, restaurant, professional office and personal services in a compact urban form. Mixed-use buildings generally include retail, personal service, restaurant and similar uses located on the first-floor, with residential or professional office uses on the second or third floors above."

INTERPRETATION

Although "tourist lodging" is not specifically listed in the definition of Mixed Use, it seems a "complementary and integrated use" and is otherwise allowed as a conditional use in the VC District.

CONDITIONAL USE REVIEW STANDARDS (Section 4.8)

1. GENERAL STANDARDS

- a. The capacity of existing or planned community facilities

Comments from water and sewer superintendent Jeff Holden (verbal), fire chief Matt Wilson (email) and police chief Rick Cloud (email) indicate this application will have no significant impact on water, sewer, fire or police.

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

This use is consistent with the purpose of the VC District which is: "To provide a mix of commercial, residential and civic uses that are consistent with the traditional compact Village Center as described in the Chester Town Plan. Development in this District shall be of the highest density in the Town, preserve historic character, and provide a pedestrian-friendly streetscape that accommodates public transportation."

- c. Traffic on roads and highways in the vicinity

Depot Street is maintained to a standard 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

There will be no change to the footprint or mass of the existing building under this application.

- b. Distance from adjacent or nearby uses;

Adjacent uses include the former Institute for Contemporary Arts (left), the elementary school (back), a residence (right) and a bank and the former Jiffy Mart (across the street).

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

Section 3.20 calls for 2 parking spaces for the Innkeeper unit, 3 parking spaces (1 each) for the 3 lodging units, 2 parking spaces for the retail use and 3 parking spaces for the restaurant use for a total of 10 parking spaces. The applicant has demonstrated the capacity for 10 customer spaces plus a handicap space, and the potential for 3 employee spaces behind the building.

- d. Landscaping and fencing under Section 3.13

No new landscaping is proposed under this application.

- e. Design and location of structures and service area

The house has an attached barn with garage door that could be used as a service area if needed.

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

Signs have not yet been designed but would be approved by the zoning administrator by a separate permit consistent with the sign standards in Section 3.26.

g. Performance Standards under Section 4.9

Applicant is aware of the performance standards regarding noise; air pollution; glare, light or reflection; safety hazards; electromagnetic disturbances; underground storage tanks; or ground/surface water pollution.

h. Other such factors as these Bylaws may include

None

3. SPECIAL CRITERIA

The Supplemental Standards (2.3.E) and Special Criteria (4.8.C.3) as they refer to the VC District apply to new construction, exterior alteration, fencing and lighting. No new construction, exterior alteration or fence is proposed under this application. It would be reasonable to require that any building or parking lot lighting be "down shield" or "full cutoff" where the light source is not visible from the public highway or from adjacent properties.