



VERMONT

Application for Hearing before the Development Review Board

Applicant name: Burtco Self Storage c/o Stanton Scott

Applicant address: P.O. Box 40, Westminster Station, VT 05159

Applicant email: burtcoinc@gmail.com Phone: 802-376-6565

Landowner name (if different): same

Landowner address: _____

Landowner email: _____ Phone: _____

Location of property: Route 103S

Description of Request: Construct three self storage buildings and a 40'x40' garage

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 *Stanton Scott* Date 9/19/22

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

Parcel Map #: <u>A3-20-07</u>	Zoning District: <u>RC</u>	DRB Case #: <u>583</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>RS</u> (ZA initials)	Date <u>10/3/22</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

Burtco Self Storage c/o Stanton Scott has applied for a Conditional Use Permit for the property located at 786 VT RT 103 South in the Town of Chester. The proposed use is three self-storage buildings and an equipment garage.

The Town of Chester Development Review Board will conduct a site visit at 4:00 PM on Monday, November 14, 2022, at 786 VT RT 103 South and will hold a hearing on this application at 6:00 PM on Monday, November 14, 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 in person, via Zoom videoconference, or in writing 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 20th day of October 2022.

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



100 foot Abutters List Report

Chester, VT
October 20, 2022

mailed 10/25/22

Subject Property:

Parcel Number: 432007300
CAMA Number: 432007300
Property Address: 0 VT RT 103 SOUTH

Mailing Address: BURTCO INC
P O BOX 40
WESTMINSTER STATION, VT 05159

Abutters:

Parcel Number: 432008
CAMA Number: 432008
Property Address: 716 VT RT 103 SOUTH

Mailing Address: GREEN MOUNTAIN UNION HIGH,
SCHOOL DIST
609 VT RT 103 SOUTH
LUDLOW, VT 05149

Parcel Number: 442030400
CAMA Number: 442030400
Property Address: 0 VT RT 103 SOUTH

Mailing Address: SAVAGE & SONS, INC, H M
29 PECK ROAD
CHESTER, VT 05143

Parcel Number: 442032
CAMA Number: 442032
Property Address: 926 VT RT 103 SOUTH

Mailing Address: DREWS LLC
926 VT RT 103 SOUTH
CHESTER, VT 05143

Parcel Number: 442033
CAMA Number: 442033
Property Address: 908 VT RT 103 SOUTH

Mailing Address: CHESTER-ANDOVER FAMILY CENTER
INC
P O BOX 302
CHESTER, VT 05143

Parcel Number: 442034
CAMA Number: 442034
Property Address: 789 VT RT 103 SOUTH

Mailing Address: ROUNDS, BRADLEY D
789 VT ROUTE 103 S
CHESTER, VT 05143

Parcel Number: 442035
CAMA Number: 442035
Property Address: 769 VT RT 103 SOUTH

Mailing Address: ROUNDS, DENNIS
261 FLAMSTEAD ROAD
CHESTER, VT 05143

Parcel Number: 625053
CAMA Number: 625053
Property Address: 642 VT RT 103 SOUTH

Mailing Address: MACMIN PROPERTIES LLC
P O BOX 1147
CHESTER, VT 05143

Parcel Number: 625056
CAMA Number: 625056
Property Address: 51 TREATMENT PLANT ROAD

Mailing Address: AMERICAN LEGION POST 67
PO BOX 75
CHESTER, VT 05143



www.cai-tech.com

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PROJECT NARRATIVE

Burtco Mini Storage

SVE Project # B5515

October 1, 2022

The project consists of construction of three mini storage buildings and a garage at the existing Abenague Car Wash facility on Route 103S. The car wash is to remain, and the garage will be used to store equipment to maintain the facility (lawn mower, etc). There will be a bathroom for employees only, not for the general public's use.

The proposed mini storage facility will use the existing curb cut for the carwash as access off of Route 103, and will only have security lighting, and no other utilities. The stormwater runoff will be treated and detained using infiltration basins and a vegetative buffer.

There is existing silt fence onsite, as well as a construction entrance. These will be utilized and maintained during construction.

Snow storage will be provided between the new garage the northerly infiltration basin, as well as on the ends of the southerly mini storage building.

Proposed landscaping includes arborvitaes and hydrangea along the Route 103 side of the mini storage, as well as a stockade fence similar to the Burtco facility on Elm Street. A split rail fence will be utilized to separate the car wash drive isle from the mini storage facility.

Lighting proposed includes dark sky compliant wall paks for security above the garage doors, as well as wall paks on the mini storage buildings. One pole mounted light will be installed at the mini storage driveway access.

Due to the nature of the facility, there will not be any proposed sidewalks for pedestrians. Drive isles around the mini storage can accommodate fire truck maneuvering.

The proposed mini storage buildings are oriented to minimize visual impact from the road. The mini storage buildings will have gable roof pitch of no less than 6/12 and have decorative facades.

SVE Associates

Engineering * Surveying * Landscape Architecture * Planning
47 Marlboro St., Keene, NH 03431 Phone: (603) 355-1532 Fax (603) 355-2969 E-mail svek@sveassoc.com

CONFIDENTIAL

Burtco Self Storage Conditional Use Application (Staff Report 11/10/22)

Property Location: 786 VT RT 103 South

DRB Case # 583

Requested Use: Construct three self-storage buildings and an equipment garage

INTRODUCTION

Burtco Inc. (Stanton Scott, President) of Westminster Station, Vermont, currently owns two self-storage facilities in Chester (at 237 Elm Street and 620 VT RT 103 South). Gendron Enterprises, previous owner of this site, received approval for a self-storage facility in 2003 which was renewed in 2005 but never built. Burtco Inc. received approval for a car wash at this site in 2013. The Abenague Car Wash now occupies the northern half of this 5.31-acre site, and this application is for another self-storage facility on the southern half of the site.

Specifically, this application is for two 165' by 30' self-storage buildings and a third 180' by 20' self-storage building together with a 48' by 40' equipment garage for the benefit of both the car wash and the self-storage facility (four buildings in total).

ZONING DISTRICT AND ALLOWED USE

The Burtco site is located within the Residential-Commercial (RC) District (Section 2.4). The purpose of the RC District is "to provide a mix of higher-density residential and commercial uses in an area that is centrally located within municipal water and sewer service areas." "Commercial Storage Unit" is an allowed conditional use within the RC District.

CONDITIONAL USE REVIEW STANDARDS (Section 4.8)

1. GENERAL STANDARDS

- a. The capacity of existing or planned community facilities

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

Under the Supplemental Standards for the VT Route 103 South sub-district of the RD District, "Character of Development" is defined as "new buildings and modifications to existing buildings shall extend the historic pattern of higher density, mixed use village development that includes single and multi-family dwellings, civic and mixed-use buildings (e.g., residential apartments over commercial storefronts), and new public greens all interconnected via pedestrian paths or sidewalks. The desired character of this area requires a shift from vehicle-oriented development allowed under the former Zoning Bylaws, to a more pedestrian-friendly form of mixed-use development."

The applicant has offered to meet this character of the area standard through:

- ***A Gable roof profile at street façade***
- ***Corner board trim on street side of building***
- ***Clapboard on street side of building***
- ***Shuttered windows***

- *Landscaping including arborvitaes and hydrangea and a stockade fence*
- *Dark sky compliant lighting*

A sidewalk is not practical due to the nature of the site and of the facility. "Commercial Storage Unit," which is defined as "a commercial building or buildings, or parts thereof, used for rent as storage units," is an allowed conditional use within the RC District. Storage units, by their nature, are more vehicle-oriented than pedestrian-oriented.

c. Traffic on roads and highways in the vicinity

Vermont Route 103 is maintained to a standard to accommodate the anticipated traffic.

d. Bylaws and ordinances then in effect

No town ordinances are affected by this application. Access is from a state highway and not regulated by the town.

e. Utilization of renewable energy resources.

None

2. SPECIFIC STANDARDS

a. Lot and Yard Requirements under Section 3.14

The four proposed structures meet the required setback of 25 feet from the road and 15 feet from side or rear boundaries.

b. Distance from adjacent or nearby uses;

Nearby uses include Green Mountain Union High School, Heritage Deli and Bakery, American Legion Post 67, the Chester-Andover Family Center, and Drew's Organics. There are no residences in near proximity to this site.

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

Section 3.20 does not offer clear guidance for this kind of use. The property appears to have ample parking.

d. Landscaping and fencing under Section 3.13

The applicant has provided a Landscaping Plan including a stockade fence and Annabelle Hydrangea and Emerald Green Arborviatae.

e. Design and location of structures and service area

The proposed structures will be fabricated steel buildings with decorative facades.

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

One approximately 3' by 6' free-standing "Burtco Inc Self Storage" sign at the entrance plus a stop sign and a "one-way" sign are proposed and shown on the site plan.

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. This application and use will meet these standards.

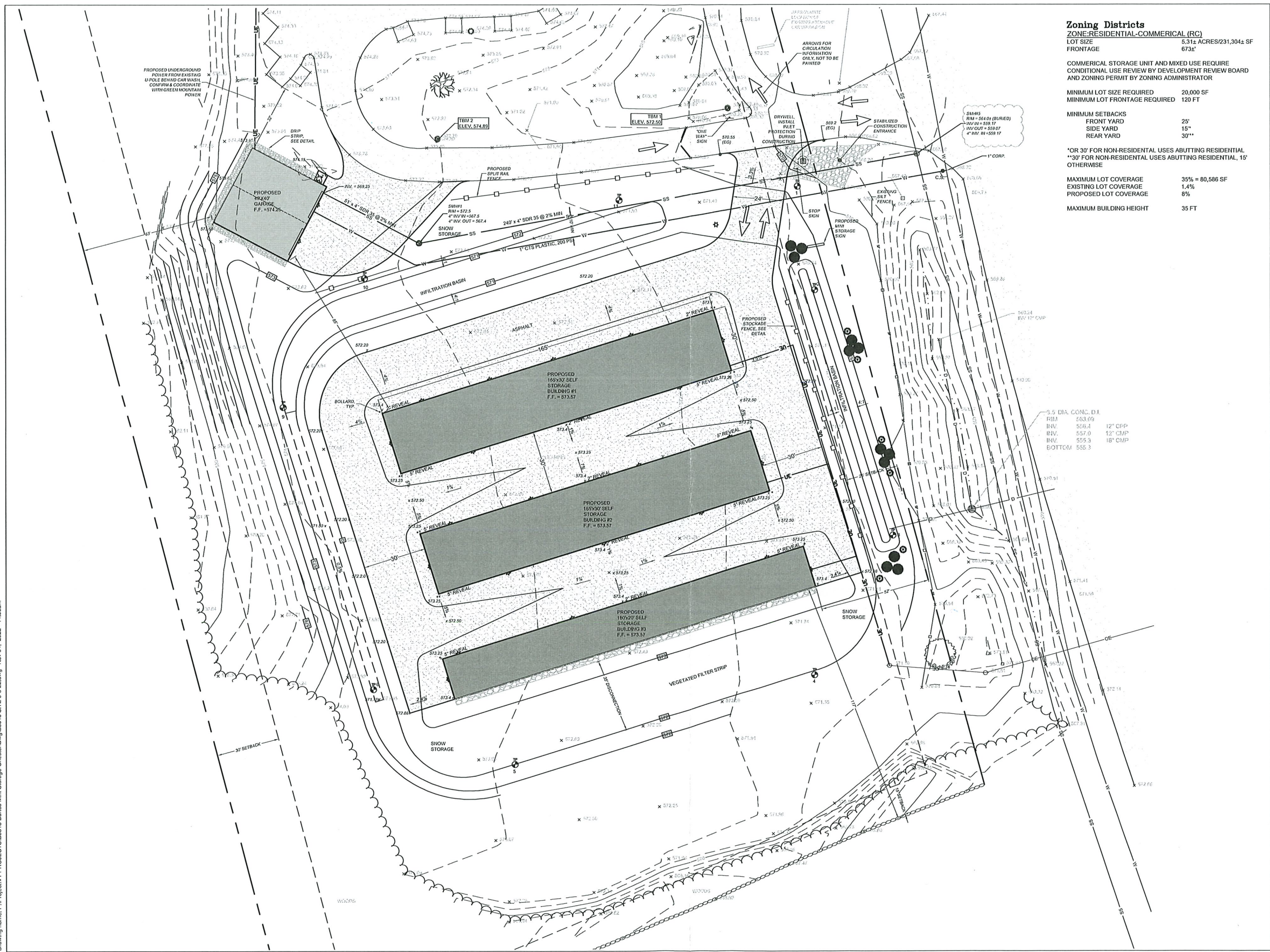
h. Other such factors as these Bylaws may include

The "Building Element" standard in Section 2.4.E.4 does not apply as none of the four applied for structures exceeds 5,000 square feet in gross area.

3. SPECIAL CRITERIA

The Special Criteria in Section 4.8.C.3 (requiring architectural character features) do not apply to the VT Route 103 South sub-district area of the RC District.

Drawing name: P:\Project\VT PROJECTS\B5515 Burco Mini Storage-Chester\DWG\B5515 SITE 9-4-22.dwg Nov 04, 2022 - 11:30am



Zoning Districts
ZONE: RESIDENTIAL-COMMERICAL (RC)
 LOT SIZE 5.31± ACRES/231,304± SF
 FRONTAGE 673±'

COMMERCIAL STORAGE UNIT AND MIXED USE REQUIRE
 CONDITIONAL USE REVIEW BY DEVELOPMENT REVIEW BOARD
 AND ZONING PERMIT BY ZONING ADMINISTRATOR

MINIMUM LOT SIZE REQUIRED 20,000 SF
 MINIMUM LOT FRONTAGE REQUIRED 120 FT

MINIMUM SETBACKS
 FRONT YARD 25'
 SIDE YARD 15"
 REAR YARD 30"

*OR 30' FOR NON-RESIDENTIAL USES ABUTTING RESIDENTIAL
 **30' FOR NON-RESIDENTIAL USES ABUTTING RESIDENTIAL, 15'
 OTHERWISE

MAXIMUM LOT COVERAGE 35% = 80,586 SF
 EXISTING LOT COVERAGE 1.4%
 PROPOSED LOT COVERAGE 8%

MAXIMUM BUILDING HEIGHT 35 FT



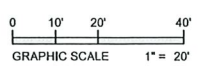
Liza Sargent 11/14/2022
 LIZA P. SARGENT DATE
 R.C.E. NUMBER: 46921

NO.	REVISION	DATE	CHK	DWN	LPS
1	ADDED SMM#5 ELEVATIONS	04-NOV-22			

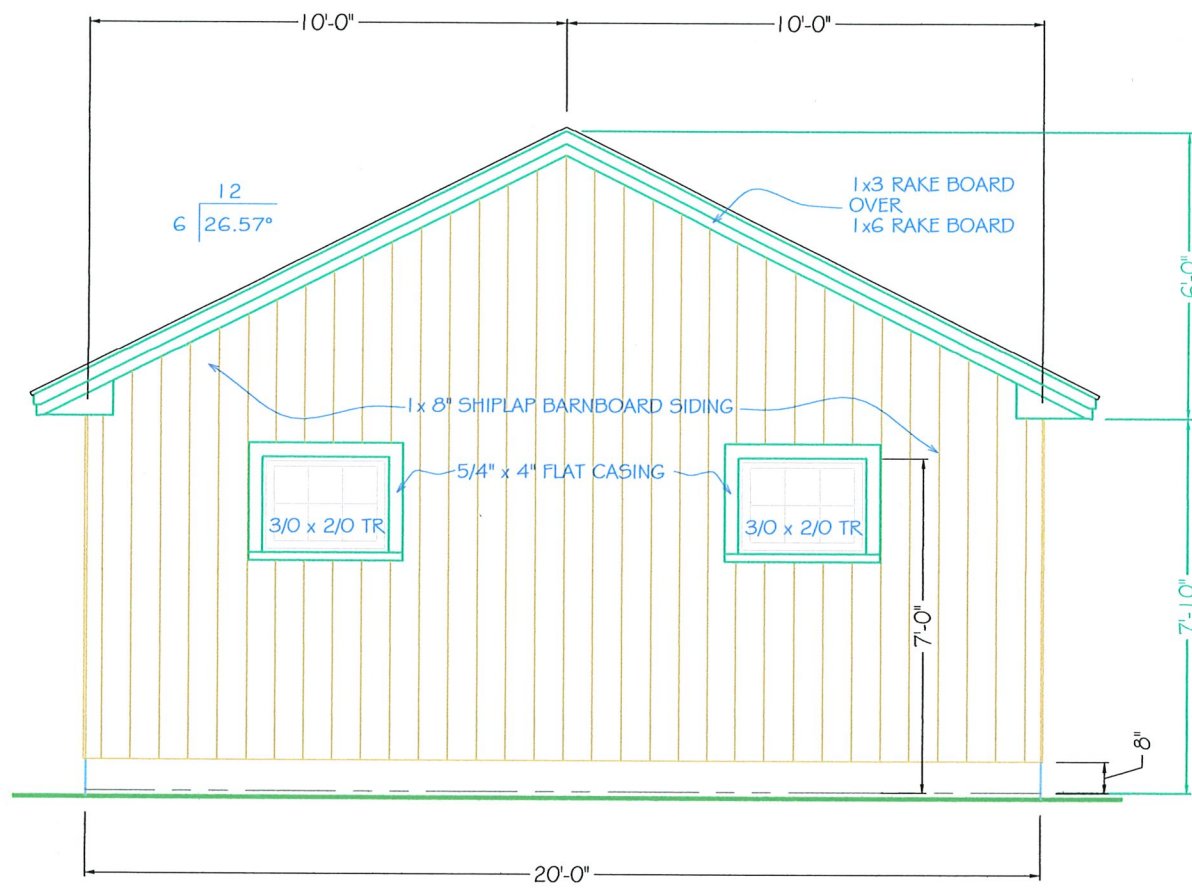
SVE © 2022
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 P.O. Box 1818
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

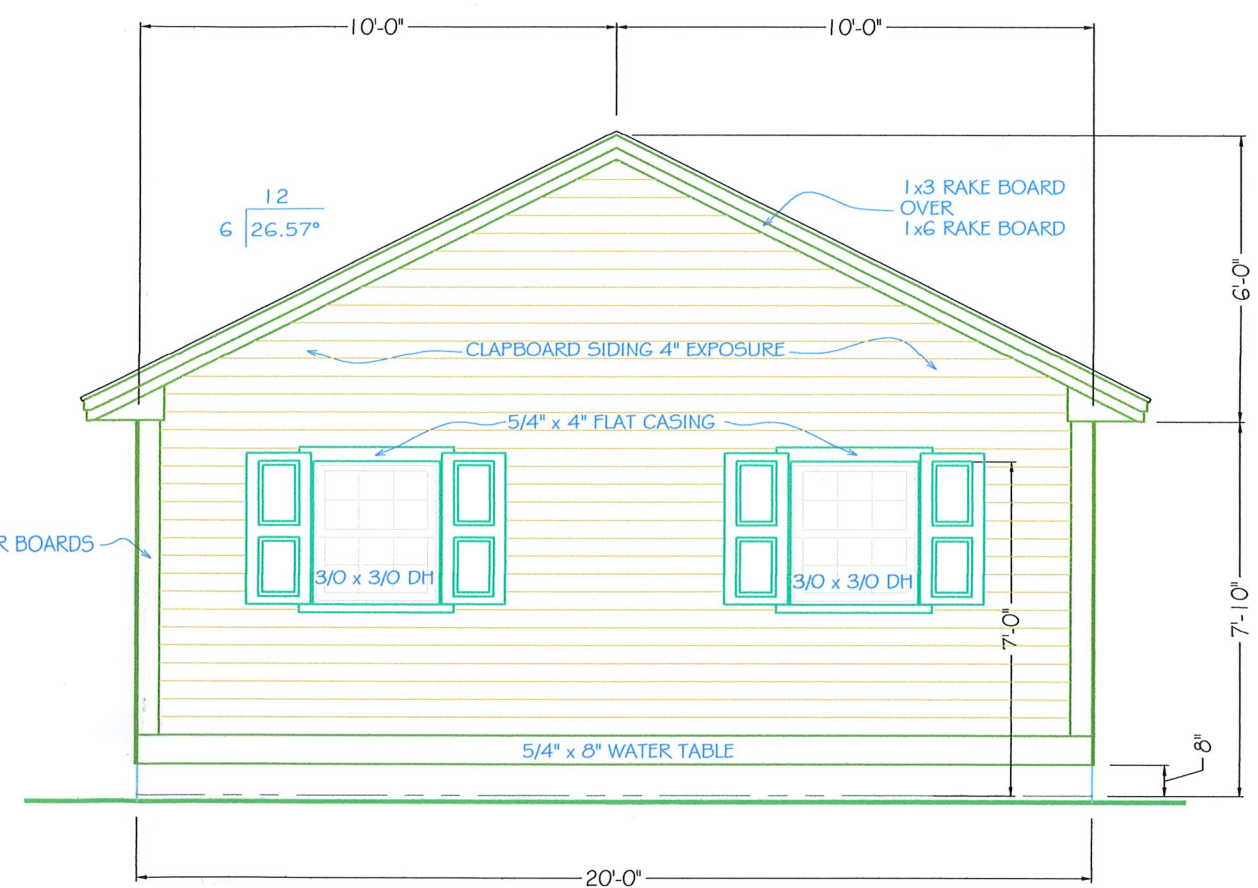
SITE PLAN
 BURCO MINI STORAGE
 BURCO, INC.
 786 VT ROUTE 1035
 CHESTER, VERMONT



PROJ. #: B5515
 DATE: 01-JUNE-22
 DESIGN: LPS SHEET
 DRAWN: TS/LPS
 CHECKED: LPS **C-2**



OPTION A



OPTION B

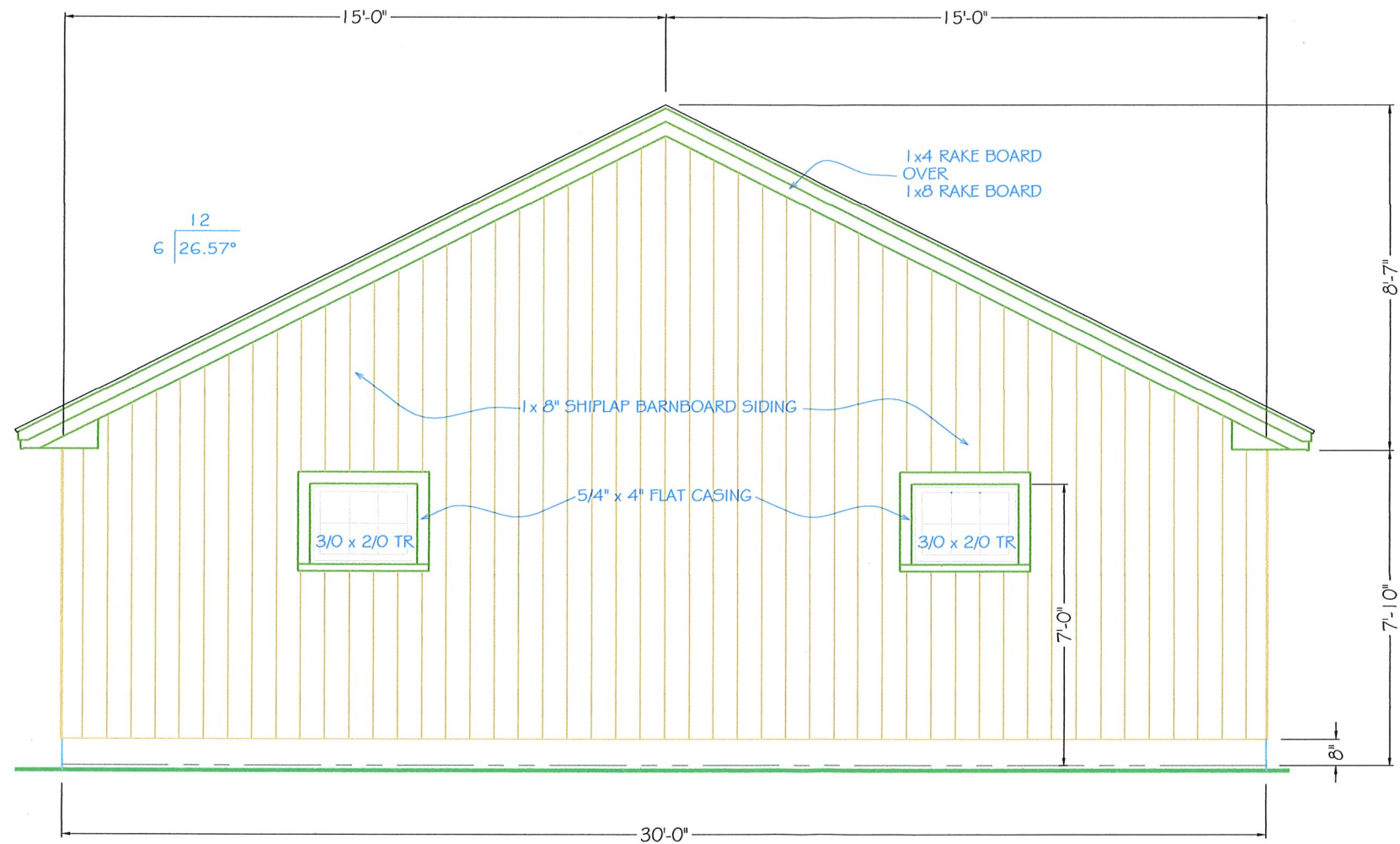
PROPOSED 20 FT WIDE GABLE ELEVATION
 SCALE: 1/4" = 1'-0"

David SINES DESIGNS
 P.O. BOX 255 28 REESE CIRCLE
 BELLOWS FALLS, VERMONT 05101
 PHONE: (802) 463-3035
 EMAIL: d.sines_designs@yahoo.com

BURTCO, INC.
 SELF - STORAGE BUILDING
 CHESTER, VERMONT

11/04/2022
 REVISIONS
 11/05/2022

A1.1



OPTION A

PROPOSED 30 FT WIDE GABLE ELEVATION

SCALE: 1/4" = 1'-0"

David SINES DESIGNS

P.O. BOX 255 28 REESE CIRCLE
 BELLOWS FALLS, VERMONT 05101

PHONE: (802) 463-3035
 EMAIL: d.sines_designs@yahoo.com

BURTCO, INC.

SELF - STORAGE BUILDING

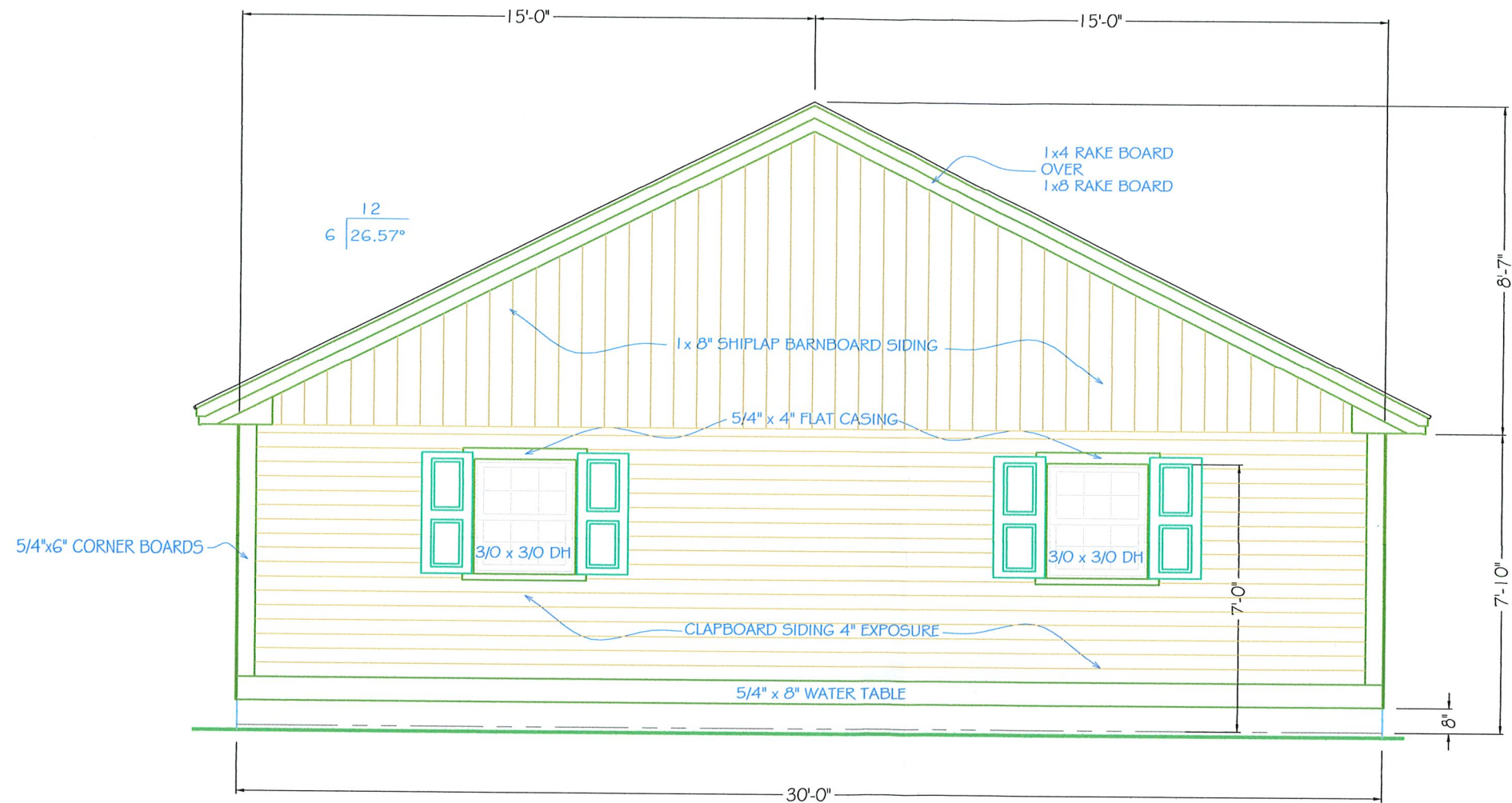
CHESTER, VERMONT

11/04/2022

REVISIONS

11/05/2022

A1.2



OPTION C

PROPOSED 30 FT WIDE GABLE ELEVATION

SCALE: 1/4" = 1'-0"

David SINES DESIGNS

P.O. BOX 255 28 REESE CIRCLE
 BELLOWS FALLS, VERMONT 05101

PHONE: (802) 463-3035
 EMAIL: d.sines_designs@yahoo.com

BURTCO, INC.

SELF - STORAGE BUILDING

CHESTER, VERMONT

11/04/2022

REVISIONS

11/05/2022

A1.4



VERMONT

Application for Hearing before the Development Review Board

Applicant name: Joel Zalagens / Jackie's Bakeshop

Applicant address: 244 main st. Chester, VT 05143

Applicant email: jackiesbakeshop@yahoo.com Phone: 860.373.1859

Landowner name (if different): Rhett and Tracy Sorensen

Landowner address: 136 hammock Drive Lexington SC 29072

Landowner email: RhettDsorensenmba@gmail.com Phone: 801.427.7264

Location of property: 244 main st. former bear Shop and Kitchen.

Description of Request: Create a small retail space for bakery using
Kitchen for production and former bear shop as storefront

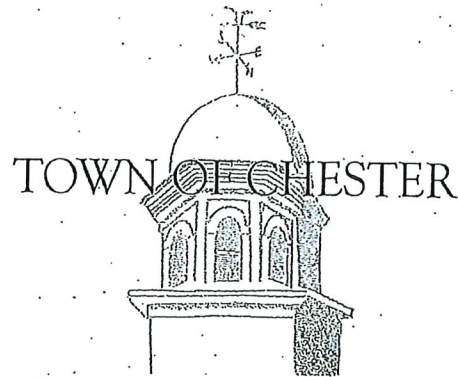
If new construction is involved, provide a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

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

Applicant Signature  Date 10/19/22

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

Parcel Map #: <u>60-50-03</u>	Zoning District: _____	DRB Case #: <u>584</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>PB</u>	(ZA initials)	Date <u>10/19/22</u>



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www.chestervt.gov

TOWN OF CHESTER
NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Jackie's Bakeshop c/o Joel Zalagens has applied for a Conditional Use Permit for the former Hugging Bear Shoppe space located at 244 Main Street in the Town of Chester. The proposed use is a retail bakery.

The Town of Chester Development Review Board will conduct a site visit at 4:45 PM on Monday, November 14, 2022, at 244 Main Street and will hold a hearing on this application at 6:00 PM on Monday, November 14, 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 in person, via Zoom videoconference, or in writing 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 20th day of October 2022.

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



100 foot Abutters List Report

Chester, VT
October 20, 2022

mailed 10/25/22

Subject Property:

Parcel Number: 605103
CAMA Number: 605103
Property Address: 244 MAIN STREET

Mailing Address: SORENSEN, TRACY S& RHETT D
244 MAIN STREET
CHESTER, VT 05143

Abutters:

Parcel Number: 575031
CAMA Number: 575031
Property Address: 230 MAIN STREET

Mailing Address: CHESTER TOWN
P O BOX 370
CHESTER, VT 05143

Parcel Number: 605101
CAMA Number: 605101
Property Address: 0 MAIN STREET

Mailing Address: CHESTER TOWN
P O BOX 370
CHESTER, VT 05143

Parcel Number: 605102
CAMA Number: 605102
Property Address: 266 MAIN STREET

Mailing Address: FRANCIS, JAN S
266 MAIN STREET
CHESTER, VT 05143

Parcel Number: 605104
CAMA Number: 605104
Property Address: 194 MAIN STREET

Mailing Address: CHESTER TOWN
P O BOX 370
CHESTER, VT 05143



www.cai-tech.com

CONFIDENTIAL

Jackie's Bake Shop Conditional Use Application (Staff Report 11/9/22)

Property Location: 244 Main Street

DRB Case # 584

Requested Use: Bakery and Retail shop

INTRODUCTION

The Hugging Bear Inn and Shop has been a Chester icon since its opening in 1982. The six-room B&B complemented A retail shop that sold teddy bears, accessories, and other stuffed animals There are three major structures on the 0.65-acre parcel. At 4,475 square feet, the inn building with an attached barn is the largest. An owner's apartment was constructed on the upper floor of the attached barn. The Teddy Bear shop was on the ground floor. Between the converted barn section of the inn and the Chester Academy building is a smaller barn/carriage house (832 square feet). At the rear of the property is a second dwelling of 1112 square feet which has its own onsite septic system and is connected to municipal water. This building is referred to as the pig pen or the concrete building in the documents. It was converted to a dwelling in 1996.

The 40-year old conditional use application for the inn and shop and the minutes from the Board of Adjustment hearing are available in the Zoning Office.

Highlights from the hearing on December 9, 1982 include:

- There is a right of way over the driveway to the Academy Building
- A proposal to convert lawn at the front of the property into four parking space was rejected by the Board of Appeals as they felt it did not fit the character of the area.
- The portion of the driveway on the Academy land between the carriage house and the Academy building is narrow. Snow from the long driveway was pushed through this for storage. Snow from the Academy Building roof fell onto that portion of the driveway and had broken windows in the carriage house building.
- Moving or removing part of the wire fence at the back of the property was suggested to give access to the area behind the inn building. The area could provide parking spaces.
- The hours for the Teddy Bear Shop were to be 10:00 AM to 4:00 PM. The inn guests were often away from the inn between those hours, reducing the need for parking spaces.
- Parking for seven cars behind the inn building was to be created. The area would be finished with gravel or paved and would be cleared of snow for year-round use.
- Access to the rear parking area was to run between the carriage house and the main inn building. It would not cross the Academy Building land.

In 1982 the Academy building was owned by Chester Town School District. An informal agreement was struck in the winter of 1982 - 83 between the inn owners and the Historical Society who used the Academy building. The inn owners and employees were allowed to park behind the Academy Building, in exchange for maintenance of the shared driveway. The parking area behind the inn building was never constructed.

In 2008, the Academy Building parcel was purchased by the Town of Chester, who is the current owner. Title work was done as part of that purchase to correct a few past clerical errors. The right of way on the southeast side of the inn parcel which allows the use of the driveway by the owners of the Academy Building remains in place.

The inn and teddy bear shop were closed in August 2020. The parcel was sold to Tracey and Rhett Sorenson in February 2021. An administrative zoning permit confirming that a 7-room Bed and Breakfast (6 guest rooms and the owner's apartment over the Teddy Bear shop) is an allowed use for the property was issued in August 2022.

ZONING DISTRICT AND ALLOWED USE

The building at 244 Main Street is in the Village Center district (Section 2.3). Light Industry, restaurant and retail are conditional uses in the district.

The purpose of the Village Center District is "to provide a mixture 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."

INTERPRETATION

It is the Zoning Administrator's interpretation that a bakery and retail or sit-down space is compatible with the purpose of the Village Center District.

CONDITIONAL USE REVIEW STANDARDS

1. GENERAL STANDARDS

- a. The capacity of existing or planned community facilities

The applicant expects 20 to 50 customers per day. The hours will be 7:00 AM to 5:00 PM six days a week, closing Sunday and/or Monday. While this may be more visitors than the Teddy Bear Shop had, many customers are not likely to stay as long in the bakery as in the Teddy Bear Shop. The applicant expects to have 4 - 8 seats for customers eating and drinking on site. No significant impact on water or sewer is expected from the bakery. No increase in fire danger is expected from the baking operation, which will be using a stove top and ovens. No significant change in traffic entering and leaving the driveway is expected.

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

No changes are planned to the footprint or exterior of the building. The building currently meets the standard of New England Architectural Character listed in the Special Criteria which apply to the Village Center District.

- c. Traffic on roads and highways in the vicinity

The estimate of 20 – 50 customer visits per day is probably greater than the level of activity for the Hugging Bear Shop. Main Street is a wide thoroughfare and can handle the increase in 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 new uses do not require changes to the existing footprint.

- b. Distance from adjacent or nearby uses:

The parcel has a Bed and Breakfast to the northwest, Chester Academy to the southeast, the Chester Green with its mixed businesses and residences to the west and vacant lands belonging to the Town of Chester to the east.

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

There are 7 parking spaces available along the southeast side of the Inn building. There are 4 parking spaces on Main Street in front of the inn. There is a sidewalk and crosswalk on Main Street near the property to facilitate pedestrian traffic. There are parking spaces along the Green.

The B&B would require 7 spaces for the 7 guest rooms. The bakery proposes to have seating for 4 – 8 people, which would require 2 – 3 parking spaces. The limited floor space for the retail area would require at most 2 more parking spaces. The maximum parking required would be 12 spaces. Seven spaces are available on-site, leaving 5 spaces to be found along the street or on the Green.

The applicant plans to bring supplies for the bakery in his own vehicle and does not plan on needing a vehicle to make deliveries. No other services beyond the normal residential level will be needed.

The applicant, who manages the Bed and Breakfast and would run the bakeshop, lives at the rear of the property in the second dwelling, known as the “pig pen”. Traditionally occupants of the “pig pen” have parked behind the Academy Building on town property. This appears to have been by a handshake agreement. The applicant and any other employees should be required to park either behind the Academy Building (if he town allows) or remove a portion of the existing wire fence to allow parking near the “pig pen”, on the Sorenson property and not on the Town of Chester property which abuts it.

d. Landscaping and fencing under Section 3.13

No new landscaping is planned.

e. Design and location of structures and service area

No new service areas are proposed.

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

A small sign to be hung with the Sorenson sign on the stone pillar at the front and a sign over the door of bakery entrance in the barn are planned.

g. Performance Standards under Section 4.9

Performance Standards

The applicant is aware of 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 may play recorded music in the shop.

Air pollution: There will be odors from baking. Smoke or ash will be the result of an accident, not a part of normal production. The applicant has applied to the state for a bakery permit. They may have other requirements to meet.

Glare, light or reflection: The applicant plans to add a small light over the door of the shop. It will be downward facing and shielded.

Safety hazards: No hazards from baking are expected. No frying will be done.

Electromagnetic disturbances: Wi-Fi will be available in the shop.

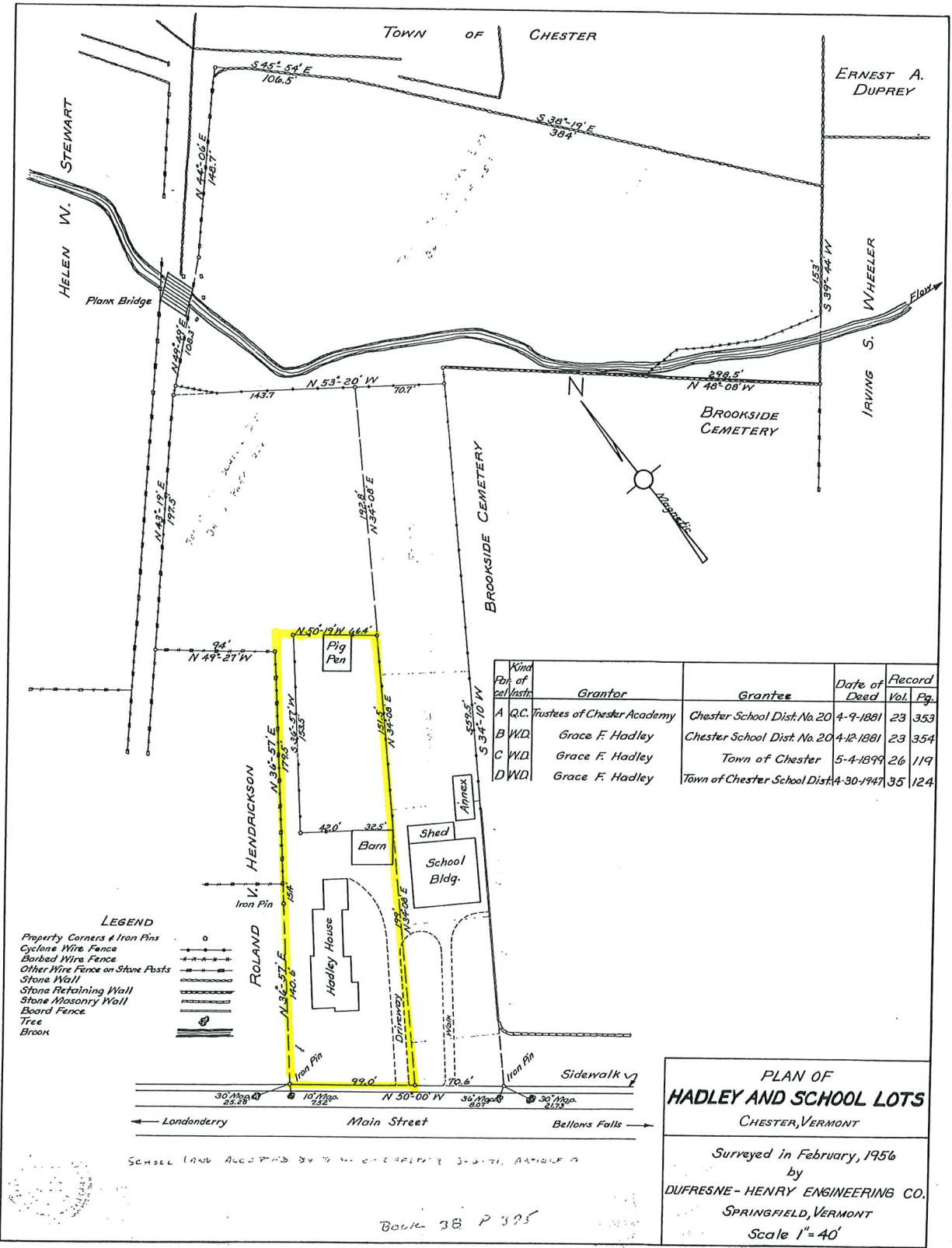
There are no underground storage tanks or ground/surface water pollution associated with this project.

h. Other such factors as these Bylaws may include

None

3. SPECIAL CRITERIA

No changes to the exterior of the buildings are planned.



Kind of Instr.	Grantor	Grantee	Date of Deed	Record	
				Vol.	Pg.
A Q.C.	Trustees of Chester Academy	Chester School Dist. No. 20	4-9-1881	23	353
B W.D.	Grace F. Hadley	Chester School Dist. No. 20	4-12-1881	23	354
C W.D.	Grace F. Hadley	Town of Chester	5-4-1899	26	119
D W.D.	Grace F. Hadley	Town of Chester School Dist.	4-30-1947	35	124

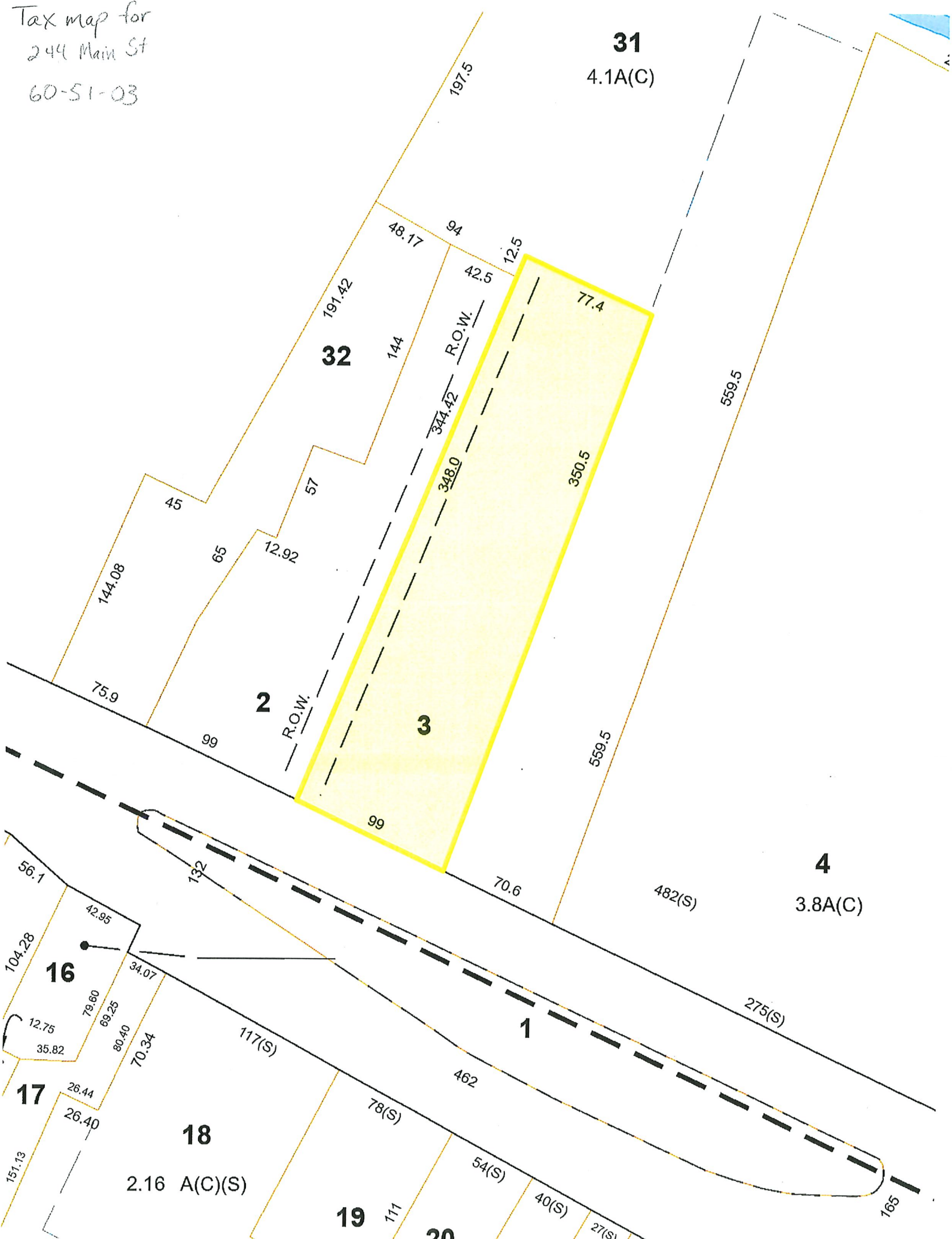
- LEGEND**
- Property Corners & Iron Pins
 - Cyclone Wire Fence
 - Barbed Wire Fence
 - Other Wire Fence on Stone Posts
 - Stone Wall
 - Stone Retaining Wall
 - Stone Masonry Wall
 - Board Fence
 - Tree
 - Brook

**PLAN OF
HADLEY AND SCHOOL LOTS**
CHESTER, VERMONT

Surveyed in February, 1956
by
DUFRESNE - HENRY ENGINEERING CO.
SPRINGFIELD, VERMONT
Scale 1" = 40'

Bulk- 38 P 395

Tax map for
244 Main St
60-51-03



31
4.1A(C)

32

2

3

4

3.8A(C)

16

17

18

2.16 A(C)(S)

19

20

56.1

104.28

12.75

35.82

151.13

42.95

79.60

69.25

80.40

26.44

26.40

34.07

70.34

132

117(S)

78(S)

54(S)

40(S)

27(S)

48.17

94

12.5

191.42

144

42.5

77.4

144.08

45

65

12.92

57

75.9

99

R.O.W.

99

344.42

348.0

350.5

70.6

559.5

482(S)

275(S)

559.5

197.5

165