



VERMONT

Application for Hearing before the Development Review Board

Applicant name: Brian Post

Applicant address: 1996 Trebo Rd, Chester VT, 05143

Applicant email: brian@standingstonevt.com Phone: 802-245-4766

Landowner name (if different): Melissa Post

Landowner address: 1998 Trebo Rd, Chester VT, 05143

Landowner email: goodwood@vermontel.net Phone: 802-875-4102

Location of property: On the north side of Trebo Rd about 2 miles from Rt 103.

Description of Request: To base Standing Stone LLC, and landscape and masonry contracting business at this address. Most work is done at project locations so this will be a base of operations only. See attached sheet for more.

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. *land owner signature* Melissa J. Post *date* 1/3/23

Applicant Signature Brian Post Date 12/12/22

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

Parcel Map #: <u>29-20-05</u>	Zoning District: <u>R120</u>	DRB Case #: <u>586</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>12/13/22</u>

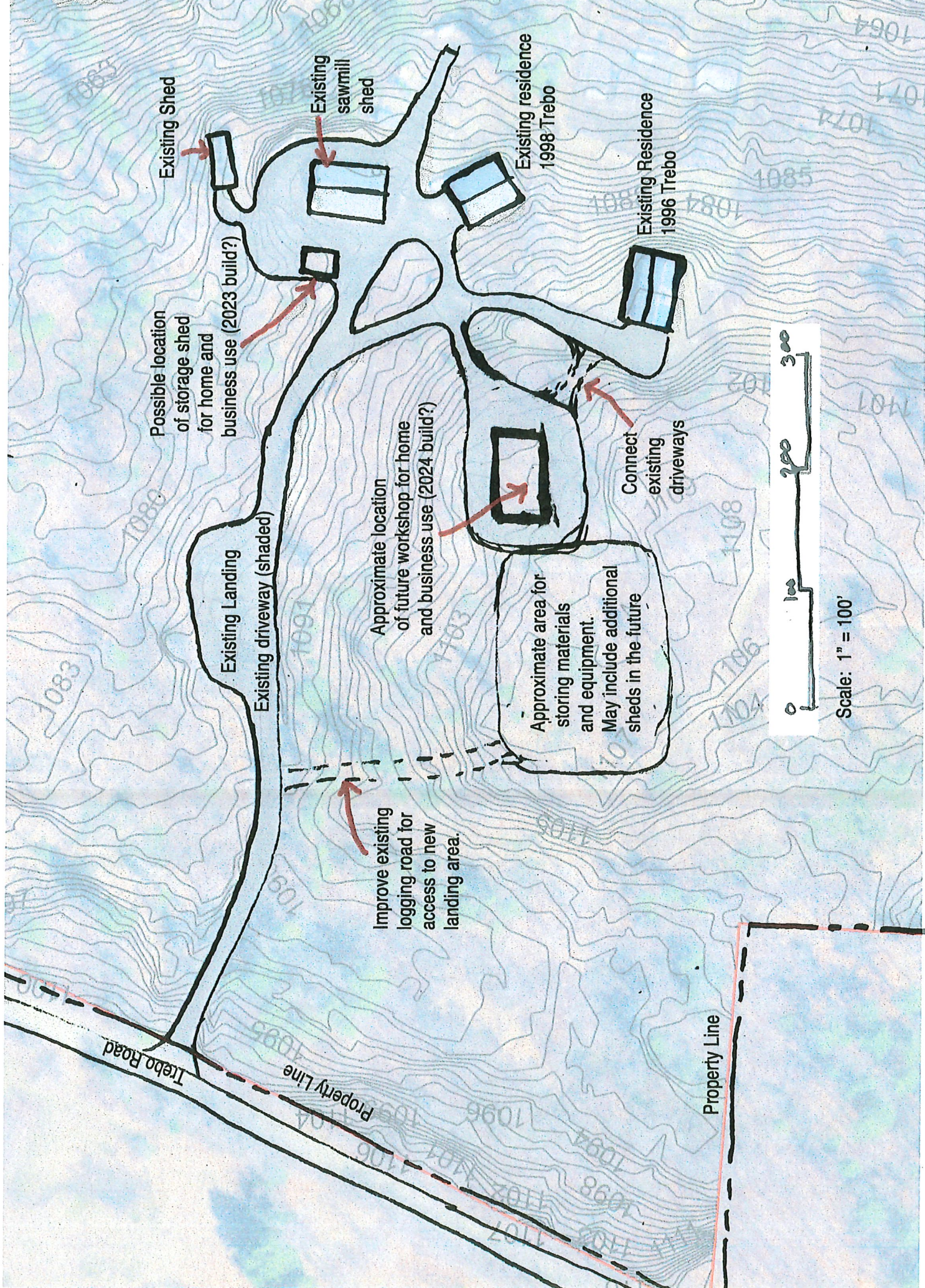
Application for hearing:

Description of request:

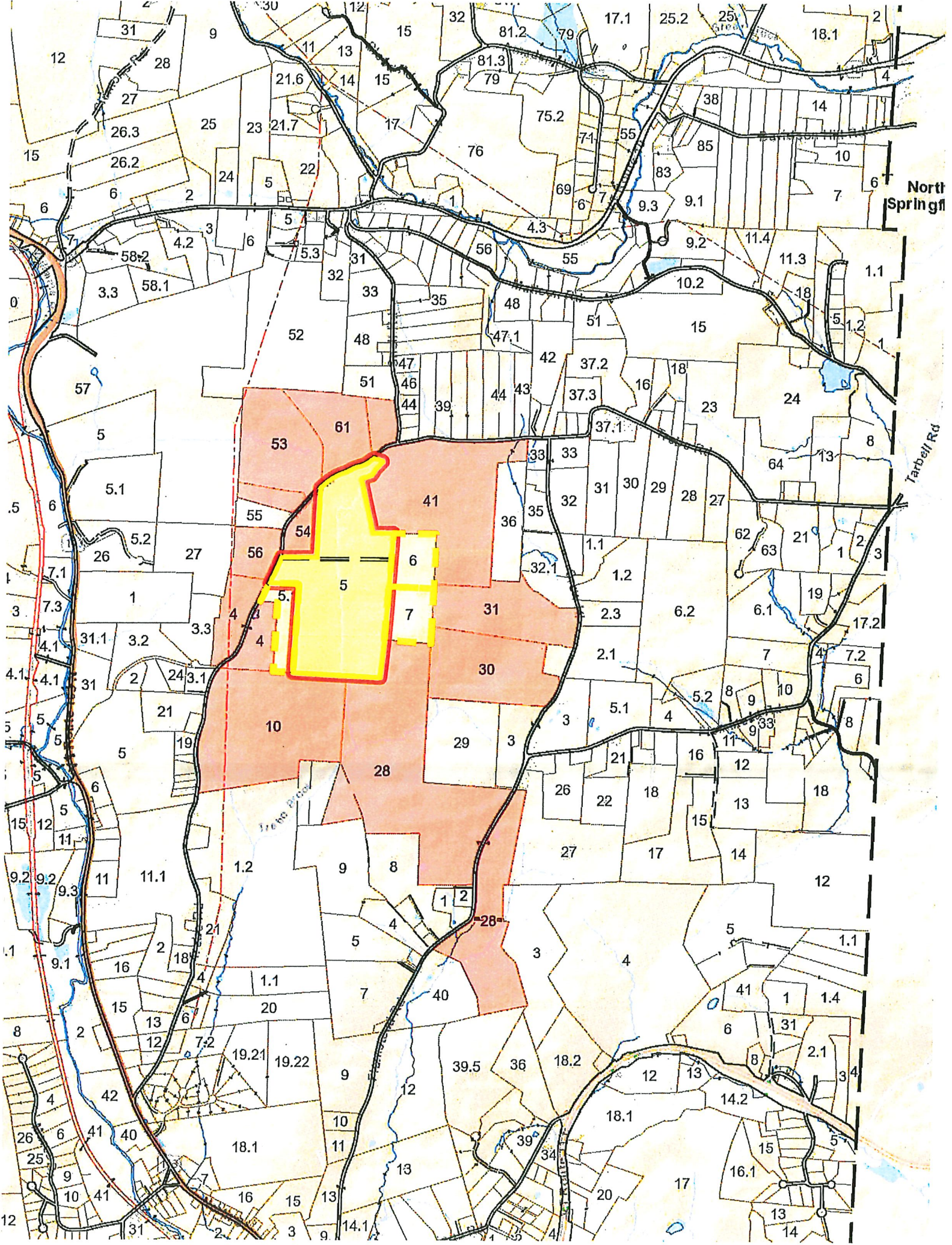
Most of the work done by Standing Stone happens at the project locations. Clients wont come to this location, and employees will only do so infrequently. They report directly to the project locations under most circumstances.

Activities on this property will include:

- Storing excess project materials (stone, wood, soil, etc).
- Storing landscaping and excavation equipment and tools when not use
- Equipment maintenance
- Office admin and landscape design work (in home)
- Occasional pre-shaping stone on site before taking it to a job site.
- Occasional sawmilling lumber (continuing the activities previously permitted to Good Wood)

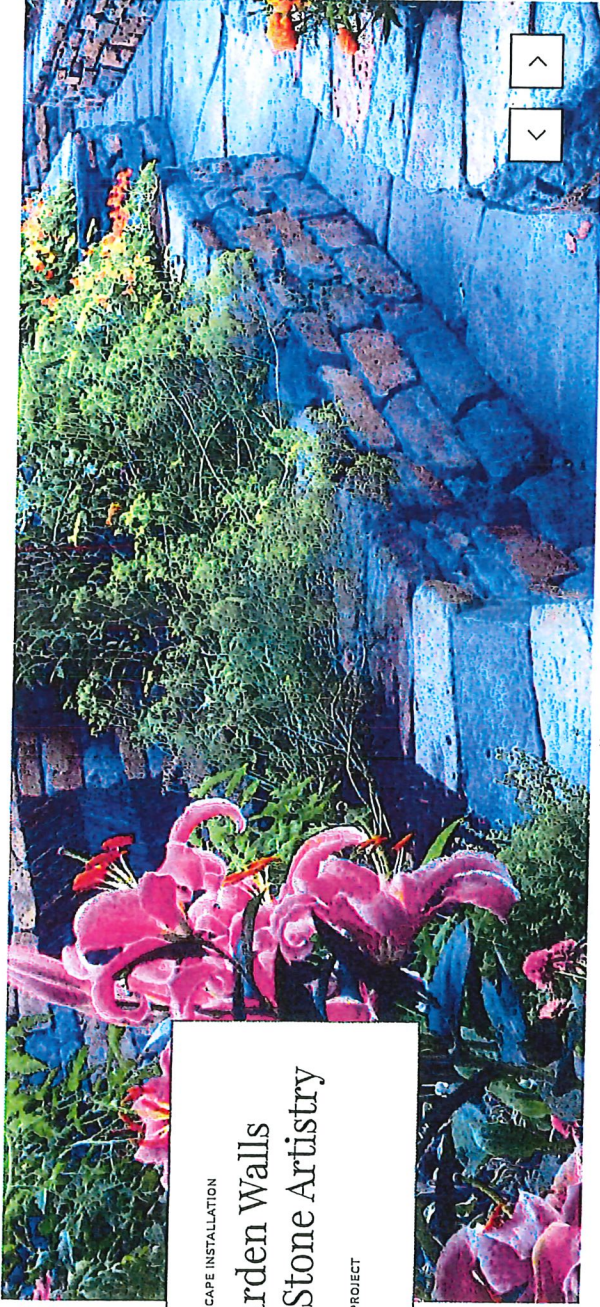


New Construction Sketch for 1996/1998 Trebo Rd, Chester VT.



North
Springfield

Tarbell Rd



LANDSCAPE INSTALLATION

Garden Walls
& Stone Artistry

[VIEW PROJECT](#)

This website site is currently under construction. Please excuse the appearance and contact us for more information.

Standing Stone LLC

WORKING WITH STONE

We design, build, and restore custom stonework. We focus on traditional craftsmanship and building practices that last for generations.



Dry Stone Walls and Features

We specialize in dry stone construction or building without mortar. This method of building with stone is versatile, beautiful and lasts for 100s of years.

MORE



Landscape Installation

For select projects near our home base, we will manage the construction and installation of all aspects of your new landscape.

MORE



Gravestone Preservation

We do a select amount of gravestone repairs, primarily near our home base. We specialize in complex repairs and resetting large monuments.

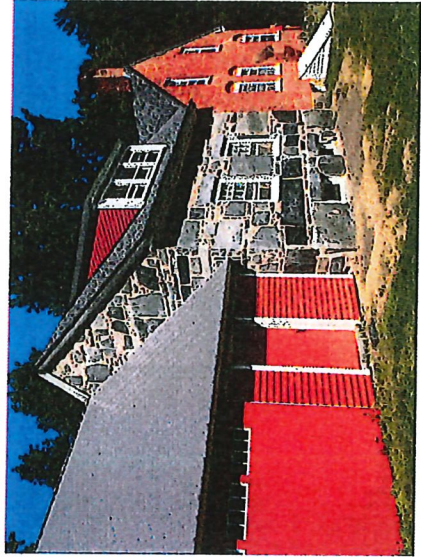
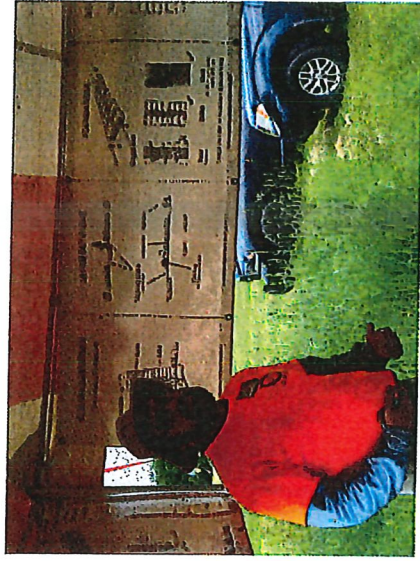
Standing Stone specializes in designing projects with a focus on traditional stonework. We help clients determine their goals and guide them through the process from schematic design to construction plans. We use a wide array of representation techniques from hand drawn sketches to 3D computer simulations. Whatever best represents the project is what we will do.

SEE OUR PROCESS

OUR WORK

More About What We Do

FIND OUT MORE



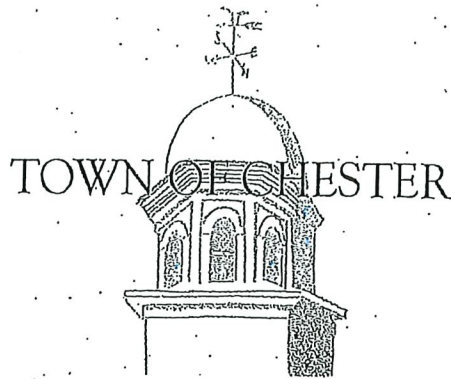
Workshops & Training

Brian Post is a DSWA-GB certified Dry Stone Wall instructor and is one of the most experienced instructors for teaching dry stone wall construction and related stone crafts such as stone shaping in North America. He regularly teaches workshops at The Stone Trust. We can also be contracted to do private or independent workshops. Brian also teaches Gravestone Restoration workshops.

MORE

Masonry Restoration

For select projects Standing Stone will provide restoration consultation services and the restoration work on historic masonry structures. It is very important that modern Portland cement not be used on historic structures as it can cause irreversible damage. Standing Stone is experienced working with traditional lime and natural hydraulic lime mortars that are the correct products for historic stone structures.



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

You are receiving this notice because your property abuts this property

TOWN OF CHESTER
NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Brian Post has applied for a Conditional Use Permit for the property located at 1998 Trebo Road in the Town of Chester. The proposed use is to operate Standing Stone LLC, a landscape and masonry contracting business, as a building and construction trade at this site.

The Town of Chester Development Review Board will conduct a site visit at 4:00 PM on Monday, January 9, 2023, at 1998 Trebo Road and will hold a hearing on this application at 6:00 PM on Monday, January 9, 2023, 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 15th day of December 2022.

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



100 foot Abutters List Report

Chester, VT
December 14, 2022

Mailed 12/19/22

Subject Property:

Parcel Number: 292005
CAMA Number: 292005
Property Address: 1998 TREBO ROAD

Mailing Address: POST, MELISSA L
1998 TREBO ROAD
CHESTER, VT 05143

Abutters:

Parcel Number: 252041
CAMA Number: 252041
Property Address: 2980 TREBO ROAD

Mailing Address: HOSKINS, BOBBE M
1621 CHELSEA ROAD
PALOS VERDES ESTATE, CA 90274

Parcel Number: 252053
CAMA Number: 252053
Property Address: 2319 TREBO ROAD

Mailing Address: RUSCH, ROBERT J & CATHERINE R
2319 TREBO ROAD
CHESTER, VT 05143

Parcel Number: 252054
CAMA Number: 252054
Property Address: 2272 TREBO ROAD

Mailing Address: AMES, CHRISTOPHER & BRENDA
66 BRYANT COURT
SOMERSET, NJ 08873-7549

Parcel Number: 252056
CAMA Number: 252056
Property Address: 2265 TREBO ROAD

Mailing Address: SAVAGE, KATHERINE SAVAGE, LAUREL
& RICHARD
2265 TREBO ROAD
CHESTER, VT 05143

Parcel Number: 252061
CAMA Number: 252061
Property Address: 2527 TREBO ROAD

Mailing Address: DUMONT TRUSTEE, LISA
C/O REISSA ALEXANDER POBOX 1302
CHESTER, VT 05143

Parcel Number: 252061100
CAMA Number: 252061100
Property Address: 2661 TREBO ROAD

Mailing Address: DEMAREST JR, LEE S & JOAN H
1675 BACK CREEK ROAD
CHARLESTON, SC 29412

Parcel Number: 292004
CAMA Number: 292004
Property Address: 1847 TREBO ROAD

Mailing Address: LANAHAN-LOZUAWAY REVOC TRUST
MICHELLE GRACE LOSUAWAY TTSTEE
JOSHUA LANAHAN TTSTEE 1847 TREBO
ROAD
CHESTER, VT 05143

Parcel Number: 292010
CAMA Number: 292010
Property Address: 0 TREBO ROAD

Mailing Address: ELLERBROEK, GERD V & MARLIES C/O
CLAUDIA CESCA
1072 ELM STREET
WINETCA, IL 60093

Parcel Number: 302028
CAMA Number: 302028
Property Address: 1792 FLAMSTEAD ROAD

Mailing Address: GOMO, GREGORY & TARA
1792 FLAMSTEAD ROAD
CHESTER, VT 05143

Parcel Number: 302030
CAMA Number: 302030
Property Address: 371 CROW HILL ROAD

Mailing Address: SLIVINSKY, STEPHEN & JERENE
371 CROW HILL ROAD
CHESTER, VT 05143

Parcel Number: 302031
CAMA Number: 302031
Property Address: 539 CROW HILL ROAD

Mailing Address: GAROFOLO, LEANNE E
4150 TREBO ROAD
CHESTER, VT 05143

CONFIDENTIAL

Brian Post Building and Construction Trade Conditional Use Application (Staff Report 1/4/23)

Property Location: 1996 Trebo Road

DRB Case # 586

Requested Use: Establish Standing Stone, LLC as a building and construction trade

INTRODUCTION

Standing Stone, LLC is a landscaping and masonry contracting business founded in 2019 by Brian Post. It is currently located at 197 Baker Road in North Springfield. Brian Post seeks to move the business 5 miles to his family's 187-acre property at 1996 Trebo Road. Brian Post lives on the Trebo Road property which is owned by his mother Melissa Post. A conditional use permit for a light industrial facility (wood processing and associated activities) on this property was granted by the then Zoning Board of Adjustment (case #380) to Irwin Post and Melissa Lovell on August 8, 2002.

ZONING DISTRICT AND ALLOWED USE

The 1996 Trebo Road site is located within the Residential 120,000 (R120) District (Section 2.10). The purpose of the R120 District is "to provide lower-density residential neighborhoods with compatible home business and working landscape uses that are consistent with the Chester Town Plan."

CONDITIONAL USE REVIEW STANDARDS (Section 4.8)

1. GENERAL STANDARDS

- a. The capacity of existing or planned community facilities

Police Chief Tom Williams and Fire Chief Matt Wilson have expressed no concerns

- 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 application is for an allowed conditional use (building and construction trade) and is a compatible working landscape use.

- c. Traffic on roads and highways in the vicinity

No customer visits are anticipated and equipment movement to and from job sites will be infrequent. Public Works Director Kirby Putnam has expressed concerns with mud season use of Trebo Road in March, April and May and with safety at the intersection of Trebo Road and VT-103. The use of Crow and Flamstead Roads might be safer with larger vehicles and by all vehicles during mud season.

- d. Bylaws and ordinances then in effect

No town ordinances are affected by this application.

- e. Utilization of renewable energy resources.

None

2. SPECIFIC STANDARDS

- a. Lot and Yard Requirements under Section 3.14

No exterior changes are proposed to the existing buildings on the property. Anticipated future structures will easily meet setback requirements.

b. Distance from adjacent or nearby uses;

Nearby uses are forest and residential. The nearest residential dwelling is over 1,000 feet away.

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

The property has ample space for parking.

d. Landscaping and fencing under Section 3.13

The property is wooded, and the use will not be visible from Trebo Road. No additional landscaping is proposed or required.

e. Design and location of structures and service area

Although a future workshop and sheds are anticipated, no new structure is requested in this application.

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

No sign is proposed.

g. Performance Standards under Section 4.9

Applicant is aware of the performance standards including noise, smoke or dust, and lighting and agrees to comply with them.

h. Other such factors as these Bylaws may include

The Supplemental Standards for the R120 District (Section 2.10.E) regarding driveways, character of development, and landscaping and screening are addressed under the Conditional Use Standards above.

3. Special Criteria under Section 4.8.C.3

No Special Criteria apply to the R120 District.