



TOWN OF CHESTER

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

(802) 875-2173 office  
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[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

TOWN OF CHESTER  
NOTICE OF HEARING FOR SUBDIVISION PERMIT

Donald and Stephanie Payne have applied for a Subdivision Permit for a property located at 397 River Street in the Town of Chester. The proposed minor subdivision will divide an existing lot (parcel #60-51-86) of 3.93 acres into two lots of 2.00 and 1.93 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:00 PM on Monday, February 13, 2023, at 397 River Street and will hold a hearing on this application at 6:00 PM on Monday, February 13, 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 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](http://www.chestervt.gov).

Dated at Chester, Vermont this 19<sup>th</sup> day of January 2023.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



# Application for Subdivision

VERMONT

APPLICANT: Don & Stephanie Payne  
 MAILING ADDRESS: 397 River St  
 PHONE: 802-875-2835 EMAIL: Steph@samwhalesstudio.com  
 PROPERTY LOCATION: 397 River St  
 PROPERTY OWNER (if different from applicant): N/A  
 MAILING ADDRESS: 397 River St  
 PHONE: Cell 802-356-6521 EMAIL: \_\_\_\_\_  
 TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: \_\_\_\_\_

TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: \_\_\_\_\_  
3.93 Ac subdivided into Lot 1 of 2 acres and Lot 2 of 1.93 acres

This application shall be submitted to the Zoning Administrator with the following:

- A fee of \$200 plus \$25 per lot payable to the Town of Chester.
- A short narrative describing the subdivision
- Authorization of applicant's representative (if appropriate). none
- 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Subdivision Review Procedures: Required Submissions) and Article 5 (Subdivision Review Standards) of the Chester Unified Development Bylaws.
- A PDF of the plot plan.
- Driveway access permit(s) for any new driveways. none
- Wastewater and Water Supply permits for each new lot. wavier of development rights on lot 2

A hearing before the Development Review Board will not be scheduled until the Zoning Administrator deems the application to be complete.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: Stephanie Whitney Payne DATE: 1/12/23  
1/2/23

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

PARCEL MAP #: <u>40-51-86</u>	ZONING DISTRICT: <u>R20</u>	FEE: <u>\$225</u>	DRB CASE #: <u>587</u>
APPLICATION DEEMED COMPLETE: <u>P. B. Swetow</u>		DATE: <u>1/17/23</u>	
Zoning Administrator			

**THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY**

Short narrative describing the subdivision:

Donald and Stephanie Payne hold a life estate with a reserved right to convey land on 3.93 acres and a house at 397 River Street (parcel 60-51-86). They propose to subdivide their land into a Lot 1 of 2.00 acres, which they would keep, and a Lot 2 of 1.93 acres which they would sell to their neighbors James Roper and Samantha Martino of 371 River Street. James Roper and Samantha Martino have a mortgage on their home at 371 River Street (parcel 60-51-85) and the Paynes intend to owner-finance the sale of Lot 2. Therefore, a merger of James Roper and Samantha Martino's home parcel and Lot 2 is not an option at this time. Under these circumstances, a waiver of development rights restriction on Lot 2 as a condition of DRB approval of the subdivision would be appropriate.



# 100 foot Abutters List Report

Chester, VT  
January 19, 2023

mailed 1/24/23

## Subject Property:

Parcel Number: 605186  
CAMA Number: 605186  
Property Address: 397 RIVER STREET.

Mailing Address: PAYNE LIFE EST, DONALD E &  
STEPHANIE W  
397 RIVER STREET  
CHESTER, VT 05143

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## Abutters:

Parcel Number: 605170  
CAMA Number: 605170  
Property Address: 450 RIVER STREET

Mailing Address: WING ANDEA LYNN  
450 RIVER STREET  
CHESTER, VT 05143

Parcel Number: 605171  
CAMA Number: 605171  
Property Address: 436 RIVER STREET

Mailing Address: ESTEP, KATHLENE J  
436 RIVER STREET  
CHESTER, VT 05143

Parcel Number: 605180  
CAMA Number: 605180  
Property Address: 183 PUTNAM HILL ROAD

Mailing Address: WADE, MATTHEW C & JEAN P  
P O BOX 592  
CHESTER, VT 05143

Parcel Number: 605181100  
CAMA Number: 605181100  
Property Address: 259 RIVER STREET

Mailing Address: LESURE, JOHN D & CINDY B  
259 RIVER STREET  
CHESTER, VT 05143

Parcel Number: 605182  
CAMA Number: 605182980  
Property Address: 289 RIVER STREET

Mailing Address: PROUTY, CHRISTOPHER D  
289 RIVER STREET  
CHESTER, VT 05143

Parcel Number: 605183  
CAMA Number: 605183  
Property Address: 313 RIVER STREET

Mailing Address: WALDREN, DAVID & JEANNE  
2420 WEST 5TH AVE. LOT 34  
APACHE JUNCTION, AZ 85120

Parcel Number: 605184  
CAMA Number: 605184  
Property Address: 343 RIVER STREET

Mailing Address: BAKER, DEBORAH  
343 RIVER STREET  
CHESTER, VT 05143-9743

Parcel Number: 605185  
CAMA Number: 605185  
Property Address: 371 RIVER STREET

Mailing Address: ROPER, JAMES MARTINO, SAMANTHA  
371 RIVER STREET  
CHESTER, VT 05143

Parcel Number: 605187  
CAMA Number: 605187  
Property Address: 289 GRAFTON ROAD

Mailing Address: CONROY, NIGEL & ROSAMUND T  
289 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 605188  
CAMA Number: 605188  
Property Address: 317 GRAFTON ROAD

Mailing Address: GAGE, KEVIN K TRIMBOLI, JANET E  
317 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 605192  
CAMA Number: 605192  
Property Address: 124 PUTNAM HILL ROAD

Mailing Address: RECORD, CHARLES O'BRIEN, AMIE  
PO BOX 635  
CHESTER, VT 05143

Parcel Number: 605193  
CAMA Number: 605193  
Property Address: 128 PUTNAM HILL ROAD

Mailing Address: FLEMING, TONIA  
P O BOX 269  
CHESTER, VT 05143



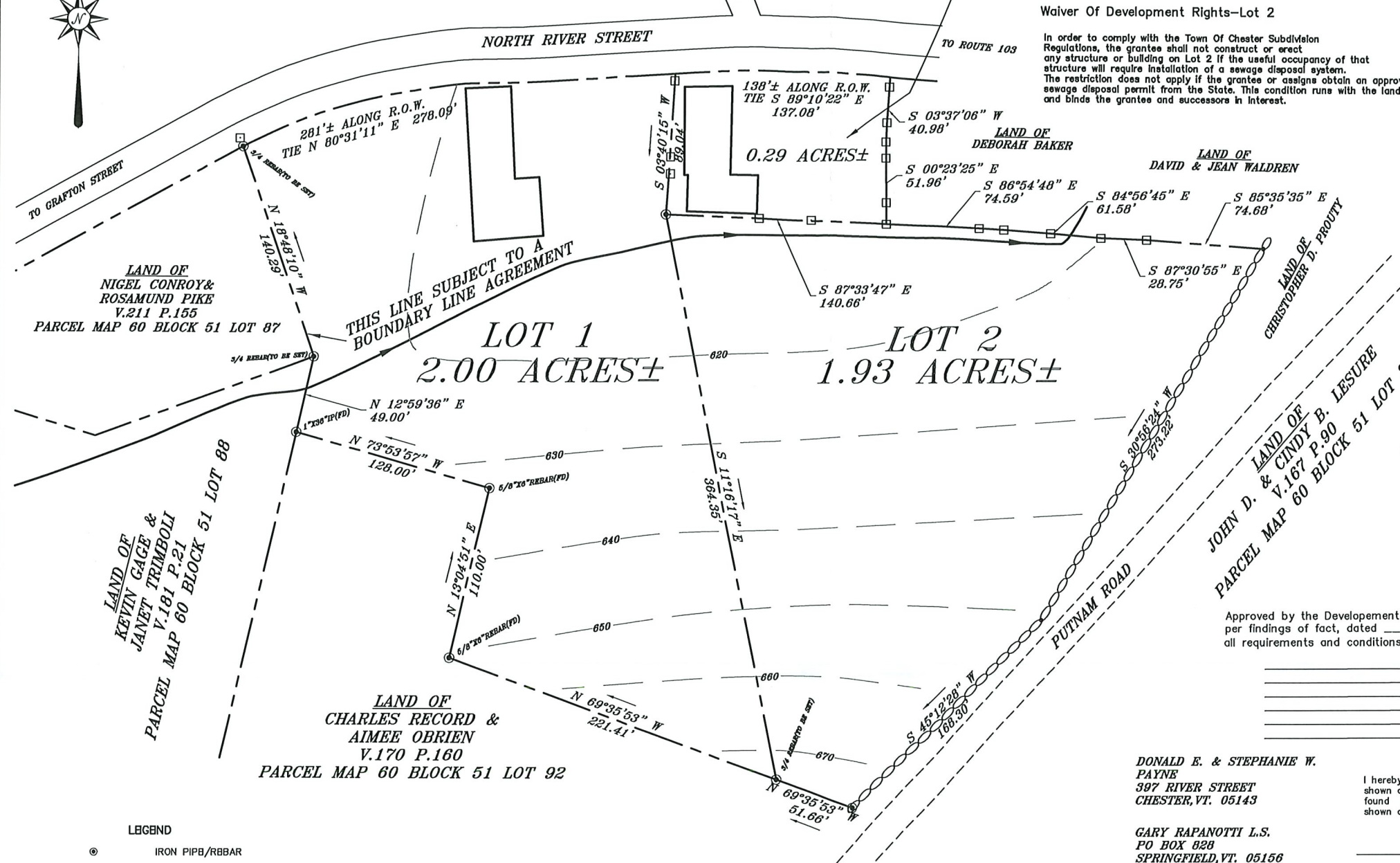
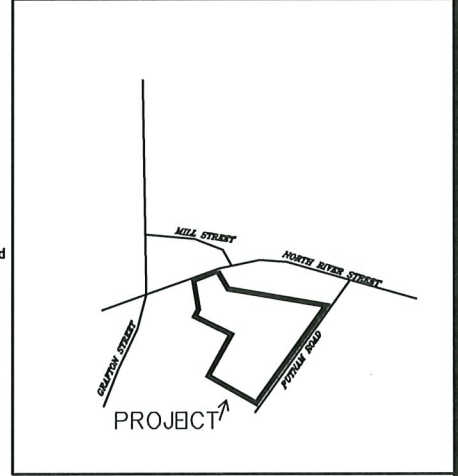
**TOTAL AREA=3.93 ACRES±**



LAND OF JAMES ROPER & SAMANTHA MARTINO  
V.198 P.204  
PARCEL MAP 60 BLOCK 51 LOT 87

Waiver Of Development Rights—Lot 2  
In order to comply with the Town Of Chester Subdivision Regulations, the grantee shall not construct or erect any structure or building on Lot 2 if the useful occupancy of that structure will require installation of a sewage disposal system. The restriction does not apply if the grantee or assignee obtain an approved sewage disposal permit from the State. This condition runs with the land and binds the grantee and successors in interest.

LOCATION MAP



**This Parcel Zoned R20**  
Minimum lot size 20,000 sq. ft.  
Minimum frontage 120 feet  
Front setback 25 feet  
Side & rear setback 200 feet  
Maximum coverage of structure 20%  
Max. height of bldg. 35 feet

Approved by the Development Review Board of the Town of Chester, Vermont as per findings of fact, dated \_\_\_\_\_ day \_\_\_\_\_, 2021 subject to all requirements and conditions of said findings.

\_\_\_\_\_, Development Review Board

DONALD E. & STEPHANIE W. PAYNE  
397 RIVER STREET  
CHESTER, VT. 05143

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

GARY RAPANOTTI L.S.  
PO BOX 828  
SPRINGFIELD, VT. 05156

VT. L.S. #531

Revised 1/17/23 add waiver

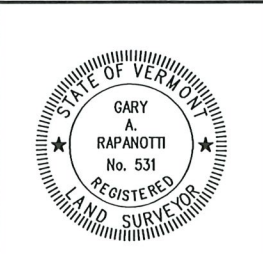
LEGEND

- IRON PIPE/RBBAR
- BOUNDARY COMPUTATION POINT
- GRANITE POST
- PROPERTY LINE
- STONEWALL
- x - x - BARB WIRE FENCE
- ~~~ STREAM
- ⊕ UTILITY POLE
- WBT ARBA
- ==== PAVED ROAD
- GRAVEL ROAD
- TRAIL
- ===== CULVERT

RECEIVED FOR RECORD \_\_\_\_\_ (DATE)  
AND RECORDED IN \_\_\_\_\_  
ATTBY \_\_\_\_\_ (TOWN CLERK)

NOTES

1. The parcel shown was plotted from a Total Station & RTK GPS survey that meets the requirements for a suburban survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to Vermont State Plane Grid North (true) and serve only to define angular relationships between the courses shown.
3. The parcel shown was conveyed to Skye B. Payne, et al in volume 161 page 140 of the Chester Land Records.
4. Refer to a survey "Charles Record & Aimee O'Brien", by S.R. Mongeon, dated 5/26/201/.
5. Refer to a survey "Arthur & Roberta Putnam", by Southern Vt. Surveys, dated 10/22/1974.
6. Refer to a survey "P.B. Wilson", by B. A. Lawton, dated 9/10/47.



Subdivision Plan  
**SKYE B. PAYNE, etal**  
**DONALD E. & STEPHANIE W. PAYNE**  
LIFE ESTATE  
Chester Vermont

DATE: Oct. 7, 2022    SCALE: 1"=50'    PROJECT NO.: 22-1319

GARY RAPANOTTI L.S.

SPRINGFIELD VERMONT

