



# Application for Hearing before the Development Review Board

VERMONT

Applicant name: REDD Holdings LLC  
 Applicant address: POB 6182 Brattleboro VT 05302  
 Applicant email: evan@chadwicklawvt.com Phone: 258-7071  
 Landowner name (if different): olive Branch Lodge  
 Landowner address: 20 The Common  
 Landowner email: dgibney.bva@gmail.com Phone: \_\_\_\_\_  
 Location of property: 20 The Common  
 Description of Request: See attached

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.

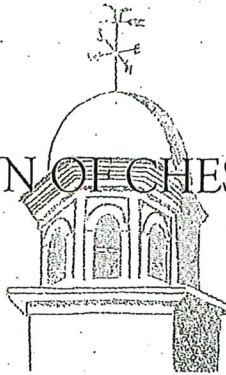
Applicant Signature [Signature] Date 6/6/23

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

Parcel Map #: 600-50-16 Zoning District: VG DRB Case #: 59.3  
 Type of application:  Conditional Use Approval,  Flood Hazard Review,  Waiver or Variance  
 Appeal of decision of Zoning Administrator,  Other \_\_\_\_\_  
 Received with \$200 application fee P.B. (ZA initials) Date 6/6/23

# EXHIBIT B

## 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](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

### TOWN OF CHESTER NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Redd Holdings, LLC has applied for a Conditional Use Permit for property located at 20 Common Street in the Town of Chester. The proposed use is to convert the Chester Masonic Lodge building into a law office downstairs and up to three residential apartments in the dining area and upstairs.

The Town of Chester Development Review Board will conduct a site visit at 5:00 PM on Monday, June 26, 2023, at 20 Common Street and will hold a hearing on this application at 6:00 PM on Monday, June 26, 2023, at the Chester Town Hall at 556 Elm Street in Chester. The application exhibits 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](http://www.chestervt.gov).

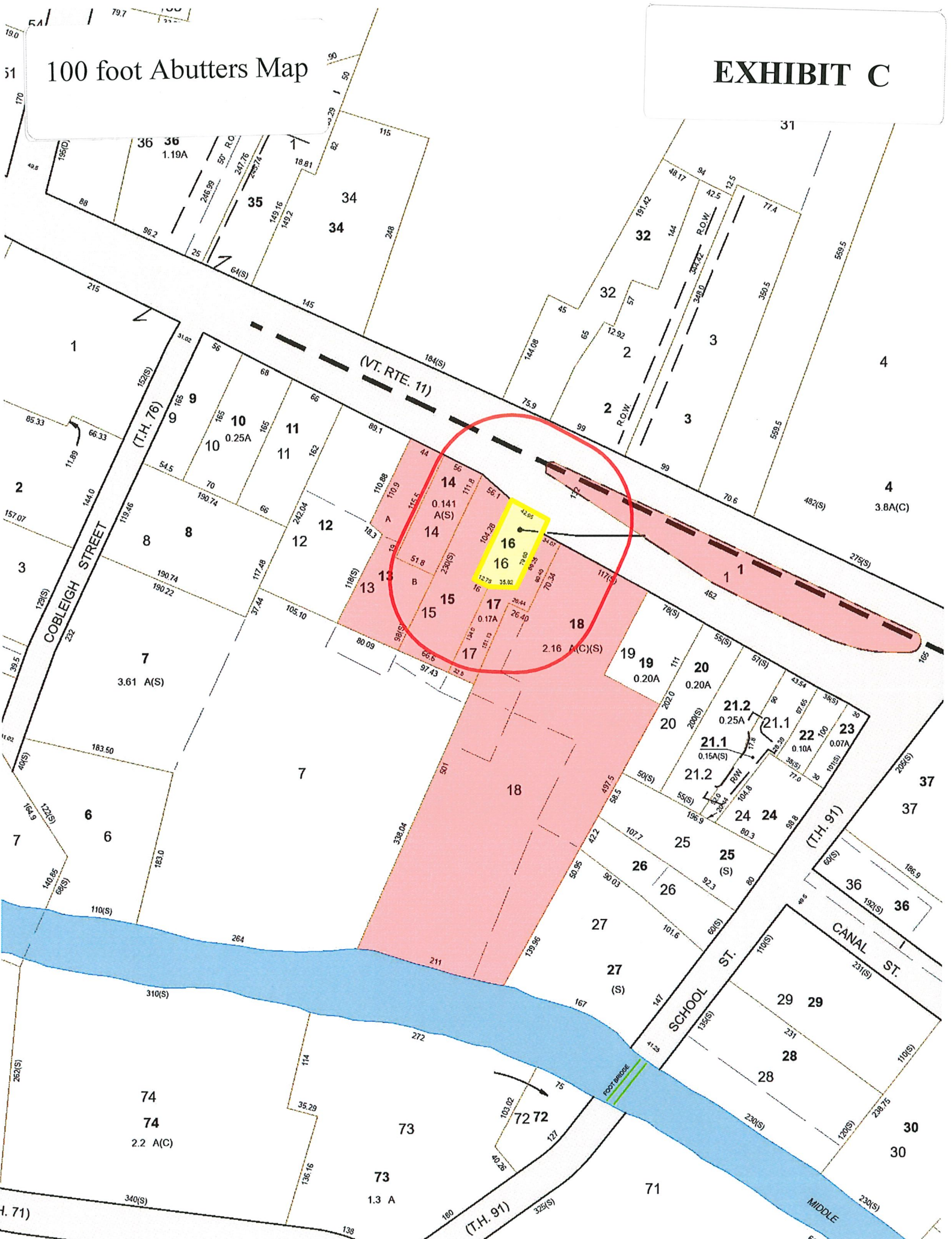
Dated at Chester, Vermont this 2<sup>nd</sup> day of June 2023.

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



# 100 foot Abutters Map

# EXHIBIT C





# 100 foot Abutters List Report

Chester, VT  
June 06, 2023

## EXHIBIT D

*Mailed 6/6/23*

### Subject Property:

Parcel Number: 605016  
CAMA Number: 605016  
Property Address: 20 COMMON STREET

Mailing Address: OLIVE BRANCH LODGE 64, A F & A M  
C/O ROGER ADAMS  
55 SIMONSVILLE ROAD  
CHESTER, VT 05143

### Abutters:

Parcel Number: 605013  
CAMA Number: 605013  
Property Address: 295 MAIN STREET

Mailing Address: BSA AT MAIN LLC C/O BENJAMIN  
ANDERSON  
34 CHARTER STREET APT 3A  
BOSTON, MA 02113

Parcel Number: 605014  
CAMA Number: 605014  
Property Address: 287 MAIN STREET

Mailing Address: PLUM TREE LLC  
PO BOX 525  
HARTLAND, VT 05048

Parcel Number: 605015  
CAMA Number: 605015  
Property Address: 12 COMMON STREET

Mailing Address: ASHE, SUZANNE T  
76 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 605017  
CAMA Number: 605017  
Property Address: 26 COMMON STREET

Mailing Address: CHESTER COMMON, LLC  
C/O JULIAN SOTTOVIA 7 CHESTER AVE  
STEWART MANOR, NY 11530

Parcel Number: 605018  
CAMA Number: 605018  
Property Address: 40 COMMON STREET

Mailing Address: OKEMO VALLEY HOSPITALITY INC.  
PO BOX 968  
CHESER, VT 05143

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

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



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# EXHIBIT E

## REDD HOLDINGS LLC BUILDING PLAN FOR 20 THE COMMON

To Zoning,

We intend to remodel the Masonic lodge into a mixed commercial, residential building, with a two person law office down stairs and 2-3 apartment units in the dining area and upstairs.

No additional buildings will be added, we only intend to remodel the existing structure.

We will schedule a fire safety inspection ASAP.

Our contract provides for a closing on Sept. 1, 2023. As part of the contract, approval of our intended use is needed in order to close and start renovations.

Anticipated budget for renovations is \$100,000.

I look forward to engaging with you on this project.

Best,

Evan Chadwick  
Agent for Redd Holdings LLC.

# EXHIBIT F

Re: Masonic Lodge to become law office and apartments

Matt Wilson <mswilson@vermontel.net>

Mon 6/12/2023 10:06 PM

To:Zoning <zoning@chestervt.gov>

Good evening,

They will need to follow all guidelines imposed by the State of VT Fire Marshall's Office for having apartments. Once this is followed and codes are satisfied with the state I would like to be notified to do a walk through prior to occupancy.

Matthew Wilson  
Fire Chief  
Chester Fire Department

Sent from my iPhone

On Jun 12, 2023, at 3:14 PM, Zoning <zoning@chestervt.gov> wrote:

The DRB has received an application to convert the current Masonic Lodge at 20 The Common into a law office (Chadwick & Spensley, PLLC) and 3 apartments. This is a change from a periodic evening or weekend use to a daytime and overnight use. They have parking privileges at the Main Street Parking Association lot.

The DRB would appreciate your comment.

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**Preston Bristow**

Town Planner and

Zoning Administrator

Town of Chester



# EXHIBIT G

**RE: Masonic Lodge to become law office with apartments**

Williams, Thomas <Thomas.E.Williams@vermont.gov>

Tue 6/13/2023 8:07 AM

To: Zoning <zoning@chestervt.gov>

I don't have an issue with this. They just need to be fully aware of the winter parking ordinances so there is no future issue with the parking during that time.

Tom

**From:** Zoning <zoning@chestervt.gov>

**Sent:** Monday, June 12, 2023 3:12 PM

**To:** Williams, Thomas <Thomas.E.Williams@vermont.gov>

**Subject:** Masonic Lodge to become law office with apartments

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

The DRB has received an application to convert the current Masonic Lodge at 20 The Common into a law office (Chadwick & Spensley, PLLC) and 3 apartments. This is a change from a periodic evening or weekend use to a daytime and overnight use. They have parking privileges at the Main Street Parking Association lot.

The DRB would appreciate your comment.

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## **Preston Bristow**

Town Planner and  
Zoning Administrator  
Town of Chester

**Office:** 802-875-2173

**Cell:** 603-359-5243

**Email:** [zoning@chestervt.gov](mailto:zoning@chestervt.gov)

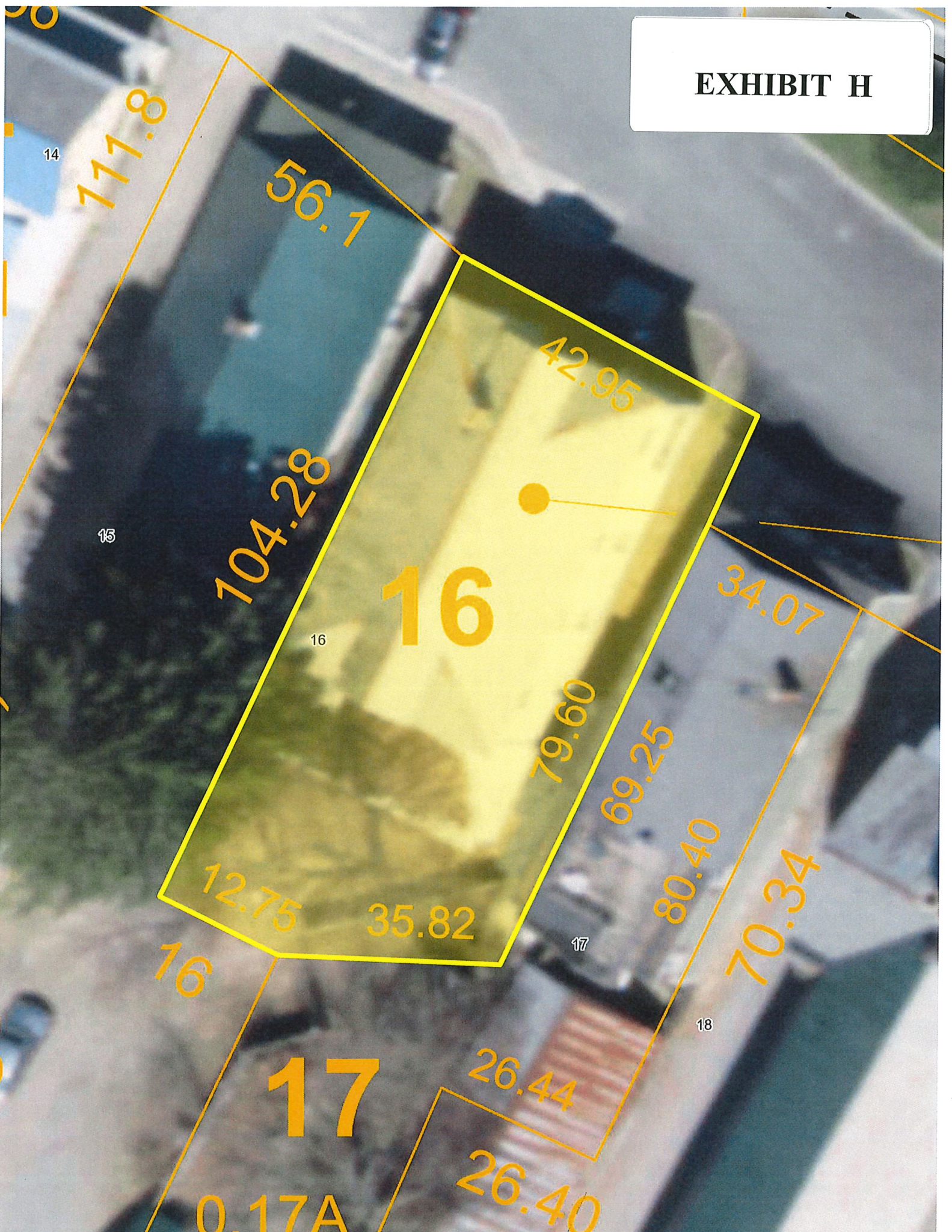
556 Elm Street, P.O. Box 370

Chester, VT 05143

[www.chestervt.gov](http://www.chestervt.gov)



**EXHIBIT H**





**ARTICLE V**

**PARKING**

Section 1 ... Parking

It shall be unlawful to park any vehicle in a manner which will interfere with the removal of snow. It shall be unlawful to park any vehicle on a street, Town highway and road for more than one hour during the period of November 1 of each year, until April 15 next following, between the hours of 12:01 a.m. to 7:00 a.m.

It shall be unlawful to park any vehicle in a manner which will interfere with pedestrian and vehicular traffic.

Section 2 ... No Parking Zone

1. North side of Main Street from 10 feet from the east end of property now owned by Newsbank to the intersection of Church Street.

Section 3 ... Stopping, Standing, or Parking

1. No person shall stop, park or leave standing any vehicle whether attended or unattended, upon the paved or main-traveled part of the highway or within that portion of a highway right-of-way which the traffic committee finds to be a dangerous location on the basis of an engineering and traffic investigation and designates as a no-parking zone by suitable signs at each end, and by such additional signs as the committee may determine.
2. Where parking is permitted, at all times an unobstructed width of the highway opposite a standing vehicle shall be left for the free passage of other vehicles from a distance of two hundred feet in each direction upon the highway. This Section does not apply to any vehicle which is disabled while on the paved or main-traveled portion of a highway in a manner and to the extent that it is impossible or impractical to avoid stopping and temporarily leaving the disabled vehicle in that position, nor to stopping at a railroad grade crossing.

Section 4 ... Removal of Vehicle

Under the provisions of Section 1753, Title 23, Vermont Statutes Annotated, any vehicle parked in violation of the provisions of this Section may be summarily removed by any enforcement officer, and the owner may be required to pay reasonable towing and storage charges, as determined by the legislative body of the municipality, for which a lien may be imposed against the motor vehicle.



# EXHIBIT J

## RESIDENTIAL SALES RECORD CARD

Parcel **605017**  
 Owner **CHESTER COMMON, LLC**  
 C/O JULIAN  
 STEWART MANOR, NY 11530  
 Situs **26 COMMON STREET**  
 Descr: **RETAIL SPACE & APARTMENT**

NBHD: **1**

Sale Date	<b>03/28/22</b>	Dwelling Value	<b>171,800</b>
Sale Price	<b>0</b>	Land Value	<b>26,700</b>
Old Value	<b>261,200</b>	Site Improvement	<b>20,000</b>
Acres	<b>0.17</b>	Outbuildings	<b>20,500</b>
		Total	<b>239,000</b>



<b>BUILDING</b>	Building SF	<b>3444</b>
	Bsmt SF	<b>1536</b>
	Bedrooms	<b>2</b>
	Full Baths	<b>2</b>
	Half Baths	<b>1</b>
	Kitchens	<b>1</b>
	Year Built	<b>1880</b>



RESIDENTIAL SALES RECORD CARD

Parcel **605015**  
 Owner **ASHE, SUZANNE T**  
 76 GRAFTON  
 CHESTER, VT 05143  
 Situs **12 COMMON STREET**  
 Descr: **RETAIL STORE**  
 NBHD: **1**

Sale Date	/ /	Dwelling Value	139,200
Sale Price	0	Land Value	27,500
Old Value	309,600	Site Improvement	20,000
Acres	0.25	Outbuildings	0
		Total	186,700



BUILDING	Building SF	4060
	Bsmt SF	1120
	Bedrooms	0
	Full Baths	1
	Half Baths	1
	Kitchens	0
	Year Built	1820



RESIDENTIAL SALES RECORD CARD

Parcel **605016**  
 Owner **OLIVE BRANCH LODGE 64,**  
**55 SIMONSVILLE**  
**CHESTER, VT 05143**  
 Situs **20 COMMON STREET**  
 Descr: **CHESTER MASONIC TEMPLE**

NBHD: **1**

Sale Date	///	Dwelling Value	120,600
Sale Price	0	Land Value	26,000
Old Value	431,300	Site Improvement	20,000
Acres	0.10	Outbuildings	0
		Total	166,600



BUILDING	Building SF	3961
	Bsmt SF	2201
	Bedrooms	4
	Full Baths	1
	Half Baths	1
	Kitchens	1
	Year Built	1922