



# Application for Hearing before the Development Review Board


VERMONT

Applicant name: Sarah James / smokin' Bowls, LLC  
 Applicant address: P.O. Box 451 Saxtons River, VT 05154  
 Applicant email: sarahannjames13@gmail.com Phone: (802) 289-2058  
 Landowner name (if different): Randy Miles  
 Landowner address: 36 Sylvan Road, Chester  
 Landowner email: milesrandy95@gmail.com Phone: 802-376-0186  
 Location of property: 36 Sylvan Road  
 Description of Request: To have a year round "food truck" on his property that operates Fri-Sun and holiday Monday's. 11-7 PM. Late nite Fridays (Dec-March) til 9PM

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.

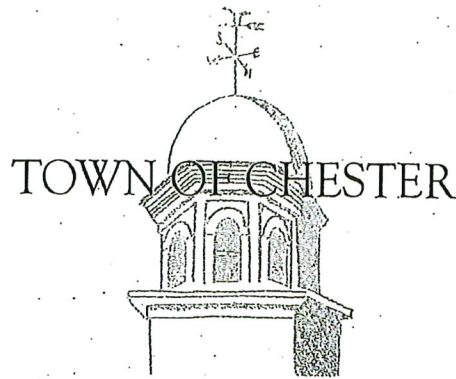
*owner Rental mile 6/22/23*

Applicant Signature  Date 6/15/23

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

Parcel Map #: 15-01-08 Zoning District: R40 DRB Case #: 595  
 Type of application:  Conditional Use Approval,  Flood Hazard Review,  Waiver or Variance  
 Appeal of decision of Zoning Administrator,  Other \_\_\_\_\_  
 Received with \$200 application fee PRB (ZA initials) Date 6-15-23

## EXHIBIT B



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

Sarah James and Smokin' Bowls, LLC has applied for a Conditional Use Permit for property owned by Randal Miles at 36 Sylvan Road in the Town of Chester. The proposed use is to operate a food truck.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Thursday, July 6, 2023, at 36 Sylvan Road and will hold a hearing on this application at 6:00 PM on Thursday, July 6, 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.

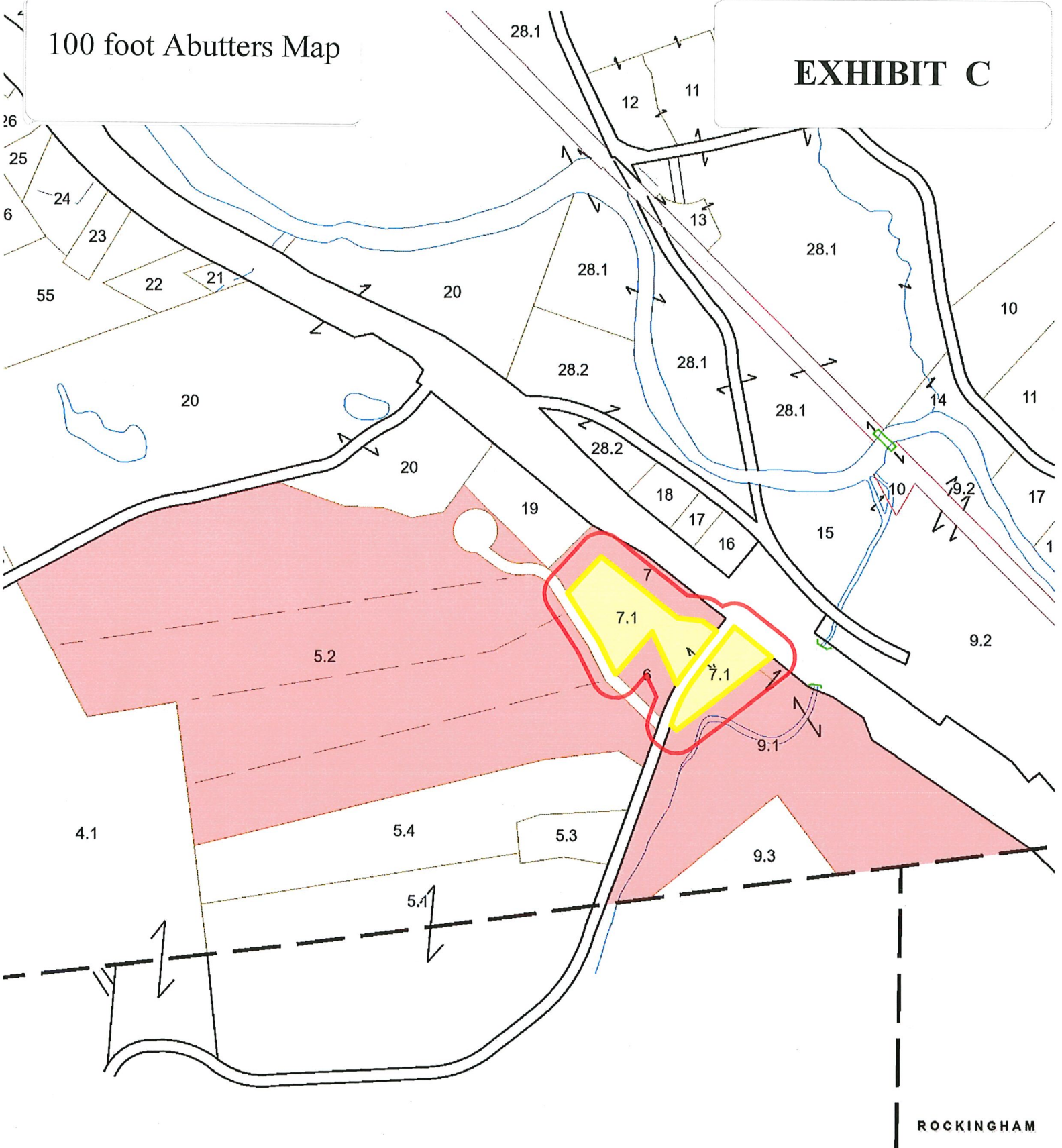
A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 15<sup>th</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



GRAFTON

ROCKINGHAM



# 100 foot Abutters List Report

Chester, VT  
June 21, 2023

Mailed 6/21/23

**EXHIBIT D**

**Subject Property:**

Parcel Number: 150107100  
CAMA Number: 150107100  
Property Address: 36 SYLVAN ROAD

Mailing Address: MILES, RANDAL  
36 SYLVAN ROAD  
CHESTER, VT 05143

**Abutters:**

Parcel Number: 150105200  
CAMA Number: 150105200  
Property Address: 0 SYLVAN ROAD

Mailing Address: GRANT, EVAN  
219 UPPER ROAD  
DEERFIELD, MA 01342-9738

Parcel Number: 150106  
CAMA Number: 150106  
Property Address: 82 SYLVAN ROAD

Mailing Address: STURTEVANT, MICHAEL R HALLOWELL,  
KATHLEEN  
P O BOX 176  
CHESTER, VT 05143

Parcel Number: 150107  
CAMA Number: 150107  
Property Address: 2220 VT RT 103 SOUTH

Mailing Address: LYDEM, WAYNE & MARGARET  
PO BOX 1123  
721 VILLAGE ROAD  
EAST CORINTH, VT 05040

Parcel Number: 150109100  
CAMA Number: 150109100  
Property Address: 2362 VT RT 103 SOUTH

Mailing Address: FAERIE CAMP DESTINY INC  
P O BOX 517  
CHESTER, VT 05143

Parcel Number: 150109400  
CAMA Number: 150109400  
Property Address: 2362 VT RT 103 SOUTH

Mailing Address: FAERIE CAMP DESTINY INC  
P O BOX 517  
CHESTER, VT 05143



[www.cai-tech.com](http://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**

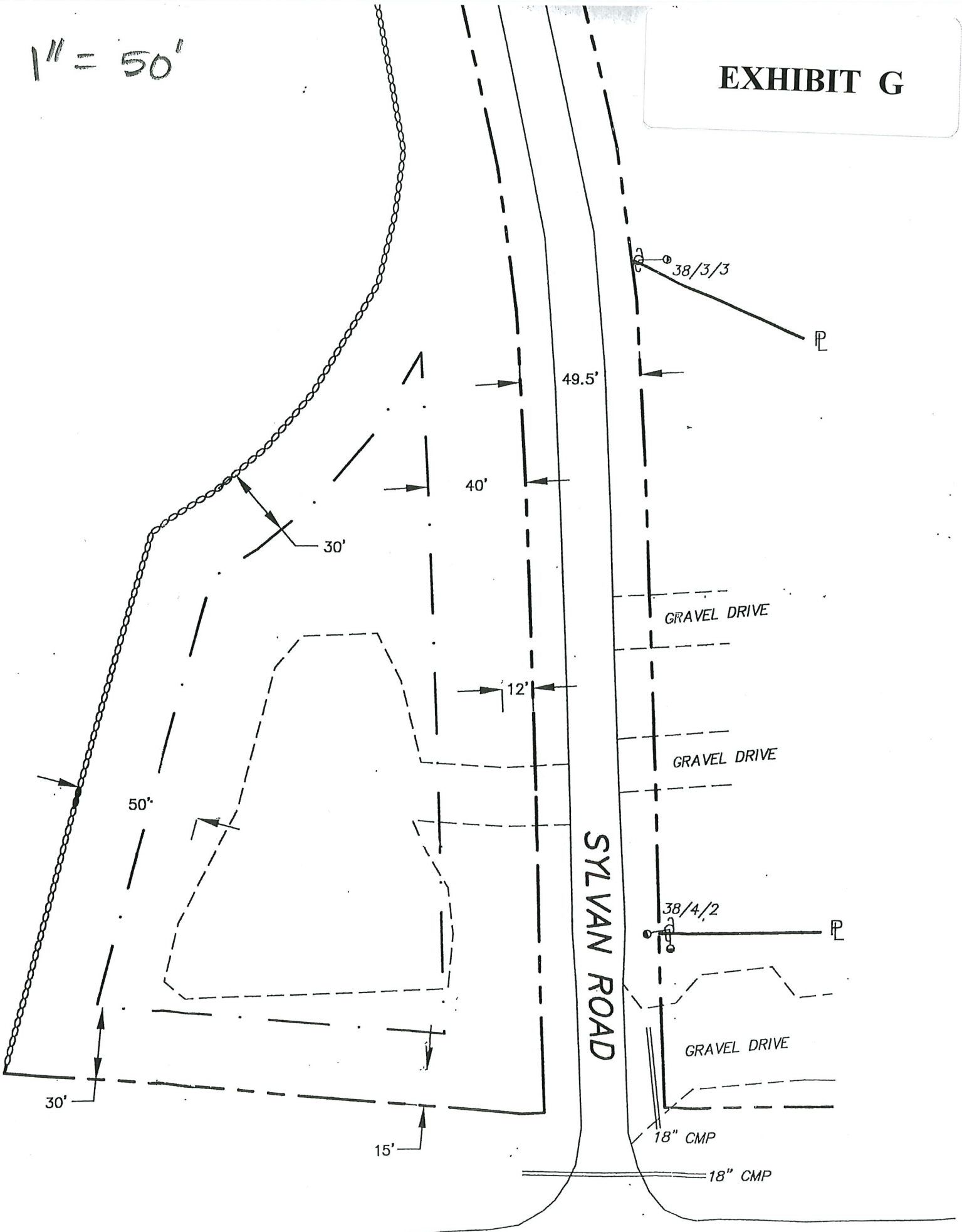


# EXHIBIT F



1" = 50'

# EXHIBIT G



--- BIRMINGHAM

## ROUTE

## 103

TO CH

#### **4.4 TEMPORARY USES**

A permit may be issued by the Development Review Board for non-conforming uses, providing that the use demonstrates a unique and special circumstance. It is a requirement of this section, that any permit issued has been reviewed under the conditional use criteria of these regulations. The non-conforming use shall be temporary and shall be discontinued within 6 months from the date of the permit. Such permits may be renewed for two additional periods not to exceed three months each, upon application to the Development Review Board.



## DRAFT FOR DISCUSSION AT 19 JUNE 2023 PLANNING COMMISSION MEETING

### 3.31 Food Trucks, Food Carts, and Food Stands

- A. The Development Review Board may approve a food truck, food cart, or food stand in any zoning district following conditional use review and findings that the proposed activity meets the standards below.
- B. The food truck, food cart, or food stand, and any associated furniture must be located entirely outside of any public or private road right-of-way and not interfere with sight lines at any intersection. As mobile or movable uses their location does not have to meet the setback requirements of the district in which they are located.
- C. The food truck, food cart, or food stand, and any associated furniture may be located within off-street parking areas provided that:
  - 1. It does not reduce the number of parking spaces below the amount needed to accommodate the principal use(s) intended to be served by the parking area.
  - 2. It does not interfere with pedestrian or vehicular access or circulation.
- D. The food truck, food cart, or food stand must not have any signs permanently mounted on the site and the provisions of Section 3.26 will not apply. The use may be advertised with one or more signs mounted on the truck, cart or stand, not to exceed a total sign area of 24 square feet. Up to two sandwich board signs not to exceed 2 feet by 4 feet in size may be located within 100 feet of the truck, cart or stand.
- E. The operator must provide appropriate receptacles for trash, recyclables, and food waste within 10 feet of the food truck, food cart, or food stand, and receptacles must be secured or emptied daily.
- F. The operator must conform to applicable state health and safety codes.
- G. Meeting the Performance Standards of Section 4.9 regarding noise, smoke and odor shall be a condition of any permit issued.
- H. The Development Review Board may set a permit expiration date after which the applicant must reapply to the DRB for a new permit and may as a condition require annual review and renewal of the permit by the Zoning Administrator.