

# Application for Boundary Line Adjustment

APPLICANT: Joseph R. Cormier  
 MAILING ADDRESS: 3489 vt rte 103 N chester vt 05143  
 PHONE: (802) 289-4358 EMAIL: \_\_\_\_\_  
 PROPERTY LOCATION: Adjacent to 3489 vt rte 103 N chester vt 05143  
 NUMBER OF LOTS TO BE AFFECTED BY BOUNDARY LINE ADJUSTMENT: 3  
 NAME AND MAILING ADDRESS OF ADDITIONAL PROPERTY OWNERS AFFECTED:  
Gassetts Grange 3553 vt rte 103 N chester vt 05143

ACREAGE OF EACH LOT BEFORE AND AFTER ADJUSTMENT: \_\_\_\_\_  
3489 vt rte 103 N before 0.59 acres After 0.93 acres  
Adjacent Property in question Before 0.34 acres after 0.93 acres  
3553 vt rte 103 N before unknown after unchanged

- This application shall be submitted to the Zoning Administrator with the following:
- A fee of \$200 payable to the Town of Chester.
  - A short narrative describing the subdivision
  - Authorization of applicant's representative (if appropriate).
  - 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Required Submissions) and Article 4.13 (Boundary Line Adjustments) of the Chester Unified Development Bylaws.
  - A PDF of the plot plan.

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: *Joseph R. Cormier* DATE: 6-21-2023

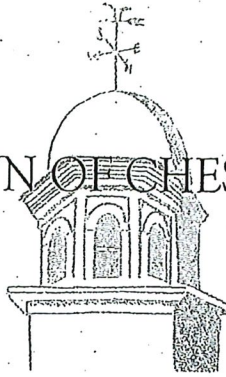
**\*\*TO BE COMPLETED BY THE ZONING ADMINISTRATOR\*\***

PARCEL MAP #:	<u>50-50-12</u>	ZONING DISTRICT:	<u>R-C</u>	FEE:	<u>\$200</u>	DRB CASE #:	<u>597</u>
APPLICATION DEEMED COMPLETE:	<u>P. Bristow</u>			DATE:	<u>6/21/23</u>		
	Zoning Administrator						

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

## 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 BOUNDARY LINE ADJUSTMENT

Joseph Cormier has applied for a Boundary Line Adjustment for a property located at 3489 VT RT 103 North in the Town of Chester. The proposed Boundary Line Adjustment will annex and merge a 0.34-acre portion of Vermont Agency of Transportation land with the existing 0.59-acre Cormier parcel. No new parcel will be created.

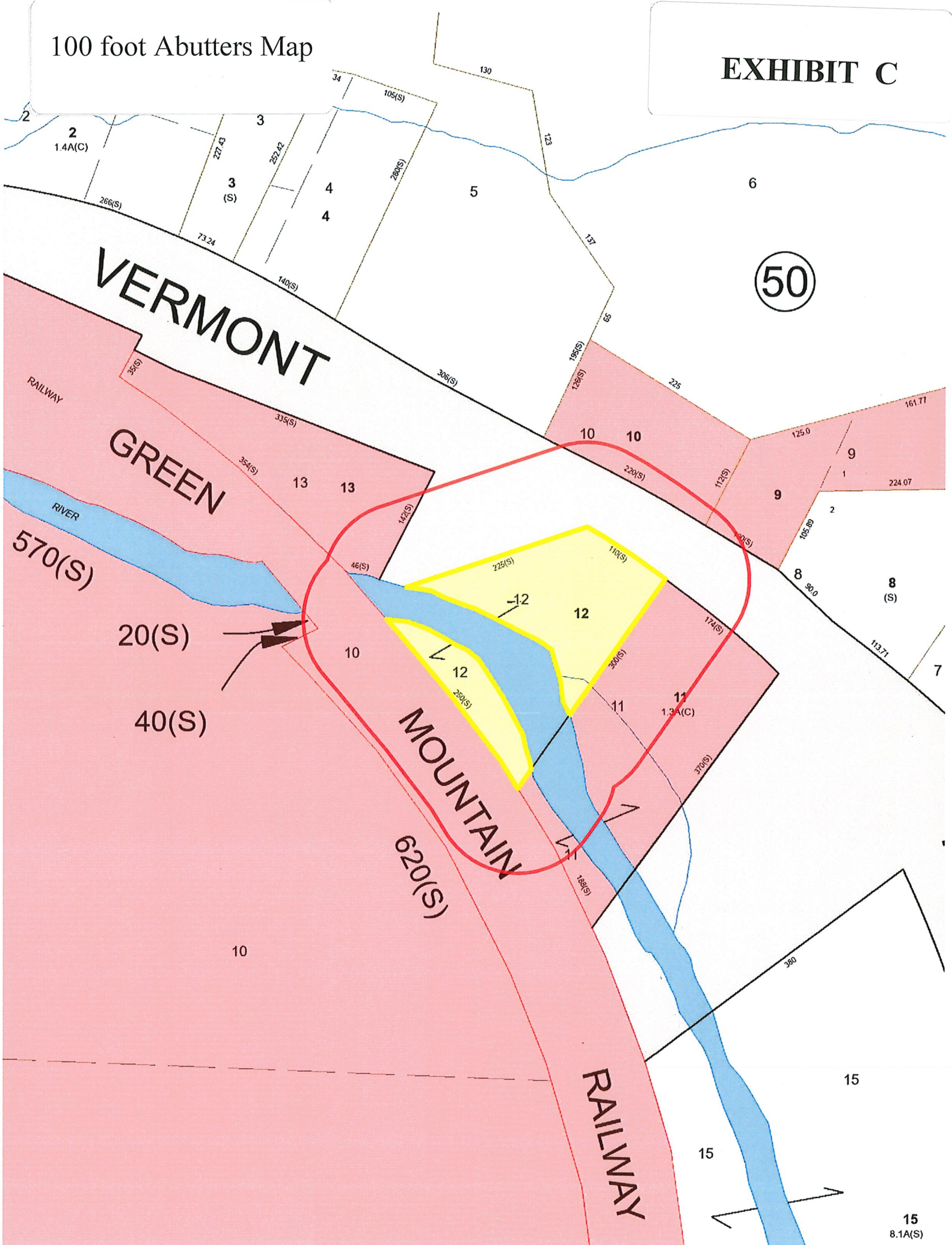
The Town of Chester Development Review Board will conduct a site visit at 5:00 PM on Monday, July 24, 2023, at 3489 VT RT 103 North and will hold a hearing on this application at 6:00 PM on Monday, July 24, 2023, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional 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](http://www.chestervt.gov).

Dated at Chester, Vermont this 30<sup>th</sup> day of June 2023.

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







# 100 foot Abutters List Report

Chester, VT  
July 06, 2023

**EXHIBIT D**

*Mailed July 6, 2023*

**Subject Property:**

Parcel Number: 505012  
CAMA Number: 505012  
Property Address: 3489 VT RT 103 NORTH

Mailing Address: CORMIER JOSEPH  
3489 VT RT 103 NORTH  
CHESTER, VT 05143

**Abutters:**

Parcel Number: 060110  
CAMA Number: 060110  
Property Address: 3643 VT RT 103 N

Mailing Address: 3643 VT ROUTE 103 N LLC  
418 MEADOW STREET  
FAIRFIELD, CT 06824

Parcel Number: 505009  
CAMA Number: 505009  
Property Address: 3466 VT RT 103 NORTH

Mailing Address: RODRIGUEZ, LOUIS A  
34 SIXTH AVENUE  
CLIFTON, NJ 07011

Parcel Number: 505010  
CAMA Number: 505010  
Property Address: 3504 VT RT 103 NORTH

Mailing Address: ROGERS, DONNA JEAN  
3504 VT RT 103 NORTH  
CHESTER, VT 05143

Parcel Number: 505011  
CAMA Number: 505011  
Property Address: 3457 VT RT 103 NORTH

Mailing Address: STONE, LUCILLE  
3457 VT RT 103 NORTH  
CHESTER, VT 05143

Parcel Number: 505013  
CAMA Number: 505013  
Property Address: 3553 VT RT 103 NORTH

Mailing Address: GASSETTS GRANGE C/O BONNIE  
SANDERSON  
1592 VT RT 11 EAST  
CHESTER, VT 05143



www.cai-tech.com

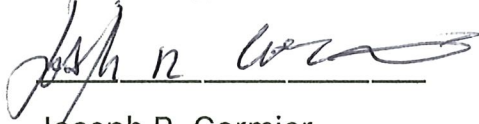
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



## **Narrative on usage of subdivision**

The parcel in question (adjacent to 3489 Vt rte 103 N. Chester Vt 05143) will be used in its entirety for pasture land to house a dairy cow and bull and any young that might become of the two. The pasture land is needed to feed a family of twelve that has a child with special dietary needs ie: pasture raised meat, butter, milk ext., that is due to a genetic disorder called Trimethylaminuria. Price of food in Vermont has risen exponentially especially with grass fed products. It has become cheaper to raise your own animals for food and other products that come from those animals than it is to buy it. In order to raise animals affectively and efficiently we need the property in question.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph R. Cormier", written over a horizontal line.

Joseph R. Cormier

6-21-2023

**EXHIBIT F**

**Permission of representatives**

I Joseph Ronald Cormier D.O.B 05/02/1962 give Nancy Ann Ramos D.O.B 03/19/1982 who is my only living child permission to act as my standing representative in all matters regarding the purchase of the property in question adjacent to 3489 Vt rte 103 N Chester Vermont 05143 if there are any other questions or concerns please call me at (802) 289-4358

X Joseph R. Cormier 6-21-2023

\_\_\_\_\_

**STATE OF VERMONT  
WINDSOR COUNTY**

SWORN TO BEFORE ME AND IN MY

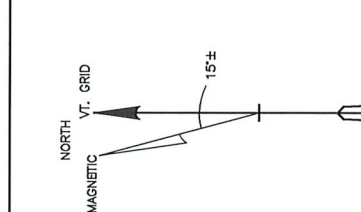
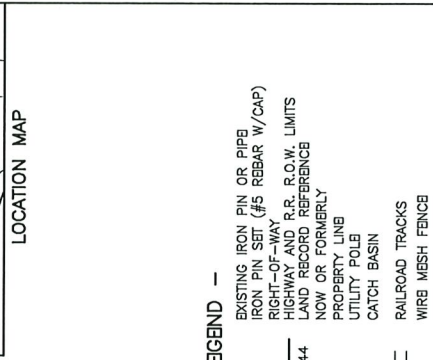
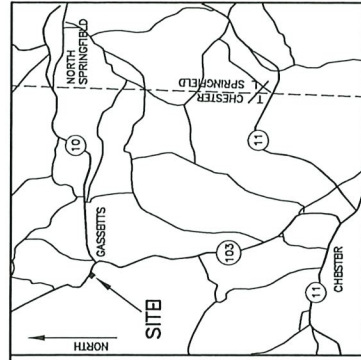
presence this 21 day of June, 2023

Debra J. Pedroni

Notary Public

My Commission Expires 1/30/2025

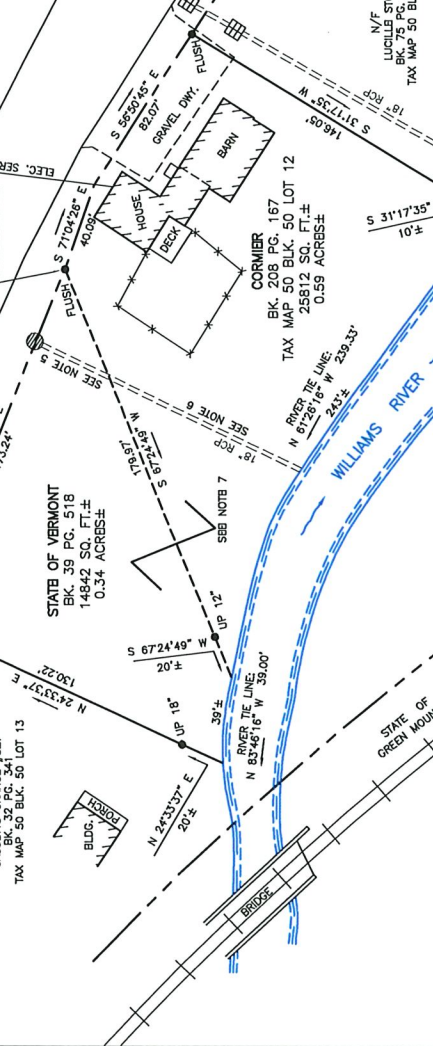
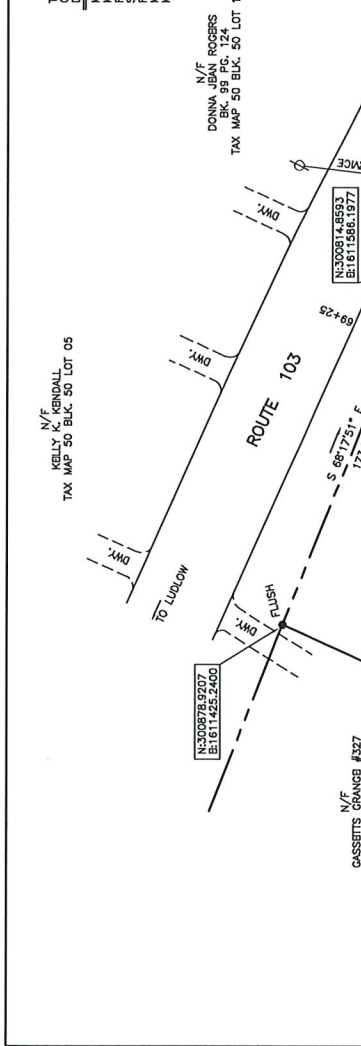




THESE PROPERTIES ARE ZONED RESIDENTIAL COMMERCIAL (RC) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

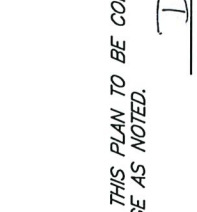
MIN. LOT SIZE:	20,000 SQ. FT.
MIN. FRONTAGE:	120 FT.
MIN. SIDE YARD SETBACK:	15 FT.
REAR SETBACK:	15 FT.
MIN. LOT COVERAGE:	33%
MAX. BLDG. HEIGHT:	35 FT.

MIN. LOT SIZE: 20,000 SQ. FT.  
 MIN. FRONTAGE: 120 FT.  
 MIN. SIDE YARD SETBACK: 15 FT.  
 REAR SETBACK: 15 FT.  
 MIN. LOT COVERAGE: 33%  
 MAX. BLDG. HEIGHT: 35 FT.



I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED.

*Donald B. Stein III*  
 V.T. L.L.S. NO. 623



DBS SURVEYS, INC.  
 39 MAPLE STREET  
 NORTH SPRINGFIELD,  
 VERMONT 05150-9749  
 802-886-2369

STATE OF VERMONT  
 DONALD B. STEIN III  
 No. 623  
 LICENSED LAND SURVEYOR

GASSETTS, CHESTER, VERMONT  
 DATE: 3/30/2023  
 SCALE: 1"=40'  
 SURVEY CHIEF: D.B.S.  
 DRAWN BY: J.W.C.  
 CHECKED BY: D.B.S.  
 DWG. NO. 23-1354

BOUNDARY SURVEY OF A PORTION OF THE VT. ROUTE 103 RIGHT-OF-WAY BELONGING TO THE STATE OF VERMONT TO BE CONVEYED TO AND ANNEXED BY JOSEPH CORMIER

# EXHIBIT G

- NOTES—
1. BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND AND SURVEY PLANS REFERENCED HEREON.
  2. REFERENCE IS MADE TO THE FOLLOWING SURVEY PLANS:
    - A.) STATE OF VERMONT HIGHWAY PLANS FOR ROUTE 103, PROJ. NO. F 025-1(B), CIRCA 1960.
    - B.) "RIGHT OF WAY AND TRACK MAP, RUTLAND RAILROAD", DATED 6/30/1917, REVISION DATE 5/21/1964.
  3. SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE, AND OPUS ADJUSTED R.T.K. G.P.S.
  4. BEARINGS ARE IN RELATION TO VERMONT GRID NORTH.
  5. THE STATE OF VERMONT PARCEL IS SUBJECT TO THE RIGHTS OF THE STATE OF VERMONT TO CONSTRUCT AND MAINTAIN A CULVERT AT OR NEAR HIGHWAY CENTERLINE STATION 69+25, SEE BK. 39 PG. 474.
  6. THE CORMIER PARCEL IS ALSO SUBJECT TO THE RIGHTS OF THE STATE OF VERMONT TO CONSTRUCT AND MAINTAIN A CULVERT AT OR NEAR HIGHWAY CENTERLINE STATION 69+25, SEE BK. 39 PG. 474.
  7. THE STATE OF VERMONT PARCEL SHALL BE CONVEYED TO AND ANNEXED BY CORMIER AND BECOME ONE CONTIGUOUS LOT OF RECORD.
  8. THE STATE HIGHWAY PLANS AND THE CHESTER TAX MAPS SHOW THESE PROPERTIES EXTENDING SOUTHERLY TO THE R.R. R.O.W. DEEDS CALL FOR THE LOW WATER MARK OF THE RIVER AS THE BOUNDARY.



TOWN OF CHESTER

VERMONT

EXHIBIT A

# Application for Hearing before the Development Review Board

Applicant name: CHESTER-ANDOVER FAMILY CENTER

Applicant address: P.O. BOX 302 CHESTER, VT 05143

Applicant email: cafc302@gmail.com Phone: 802 875-3073

Landowner name (if different): Same as above

Landowner address: \_\_\_\_\_

Landowner email: \_\_\_\_\_ Phone: \_\_\_\_\_

Location of property: 908 VT ROUTE 103 SOUTH

Description of Request:

The Chester-Andover Family Center desires to remove an existing 8' X 12' attached storage shed and build a 12' x 35' addition. The new addition will encompass a 12' X 27' storeroom and a 12' X 8' open sided shelter.

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 6/12/2023

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

Parcel Map #:	<u>44-20-33</u>	Zoning District:	<u>RC</u>	DRB Case #:	<u>596</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>6/12/23</u>	

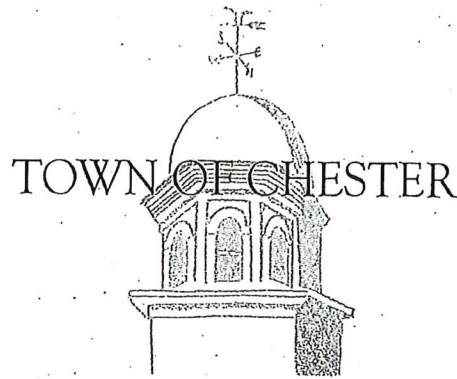


## CHESTER-ANDOVER FAMILY CENTER POINTS OF CONTACT

PRIMARY CONTACT - Derek Suursoo / 240 Suursoo Road, Chester, VT 05143 / 802 875-3073  
/ [dereksuursoo@yahoo.com](mailto:dereksuursoo@yahoo.com)

OTHER CONTACTS - Kris Winnicki / President, Chester-Andover Family Center /  
[kwinnicki@hotmail.com](mailto:kwinnicki@hotmail.com)

# 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

Chester-Andover Family Center has applied for a Conditional Use Permit for its property at 908 VT RT 103 South in the Town of Chester. The proposed use is to remove an existing 8' x 12' attached storage shed and replace it with a 12' x 35' addition.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, July 24, 2023, at 908 VT RT 103 South and will hold a hearing on this application at 6:00 PM on Monday, July 24, 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 30<sup>th</sup> day of June 2023.

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







# 100 foot Abutters List Report

Chester, VT  
July 06, 2023

*Mailed July 6, 2023*



### Subject Property:

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

### Abutters:

Parcel Number: 432007100  
CAMA Number: 432007100  
Property Address: 0 VT RT 103 SOUTH

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

Parcel Number: 442030100  
CAMA Number: 442030100  
Property Address: 985 VT RT 103 SOUTH

Mailing Address: DCA, LLC  
526 CRAIGUE HILL ROAD  
SPRINGFIELD, VT 05156

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

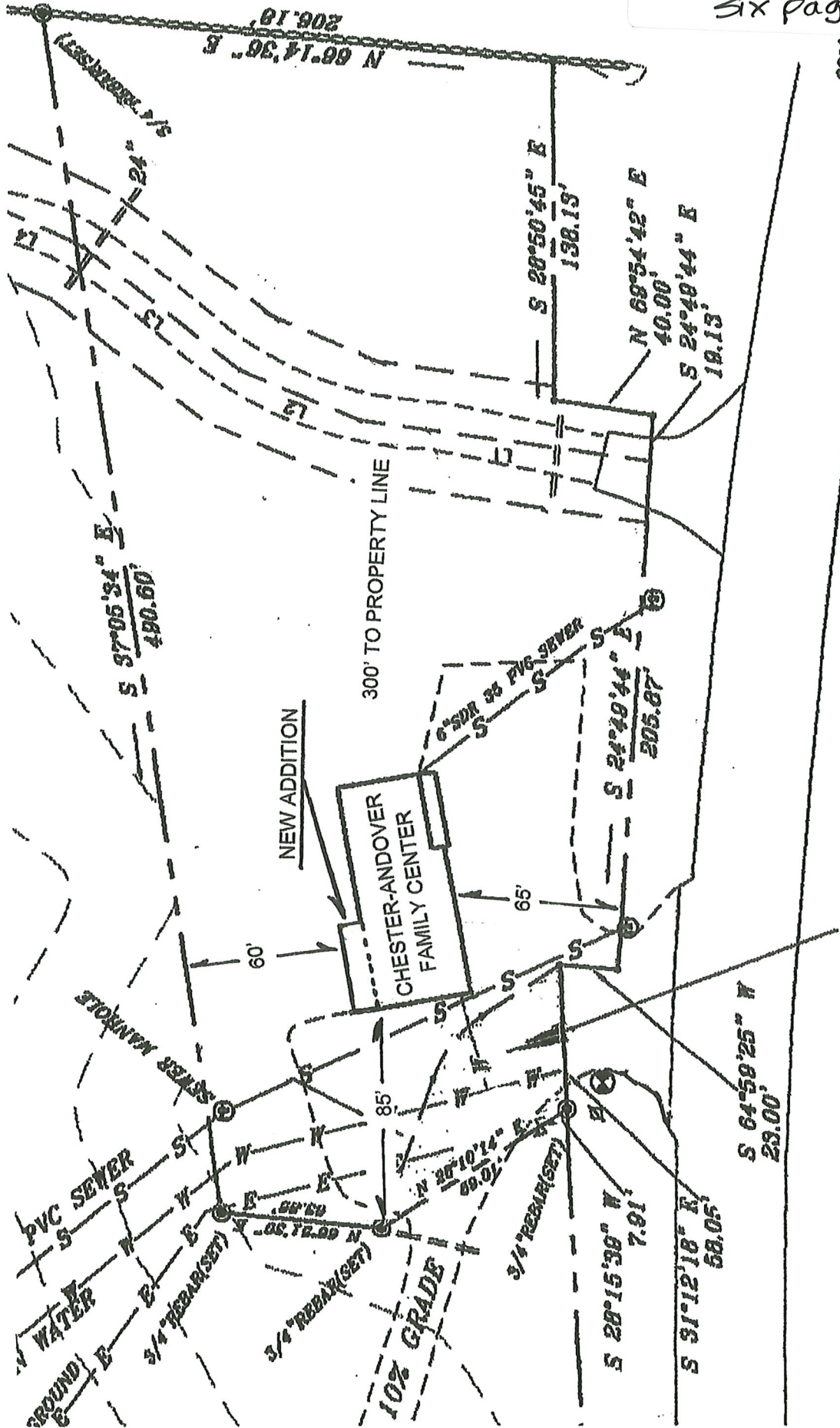


[www.cai-tech.com](http://www.cai-tech.com)

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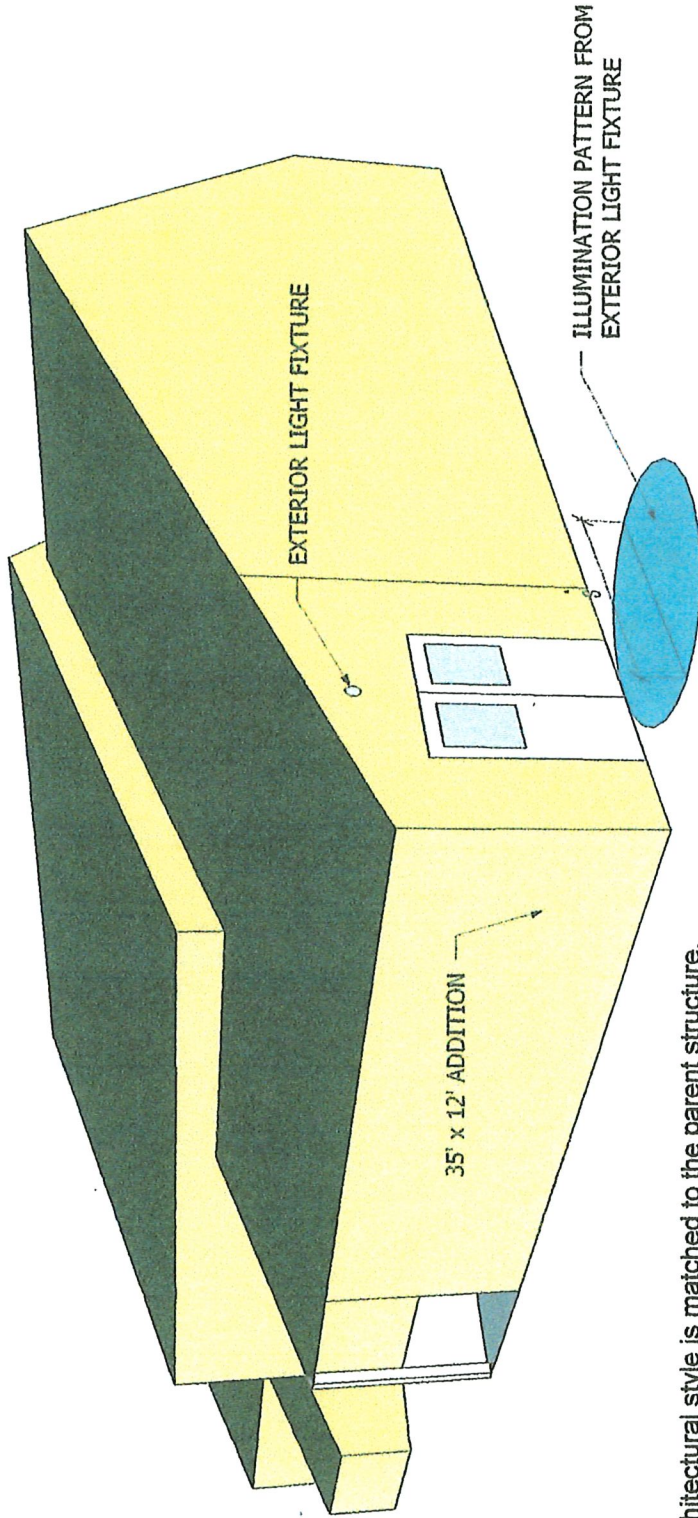


**EXHIBIT E**  
Six pages



**SITE PLAN FOR CHESTER-ANDOVER FAMILY CENTER ADDITION**

# CHESTER-ANDOVER FAMILY CENTER

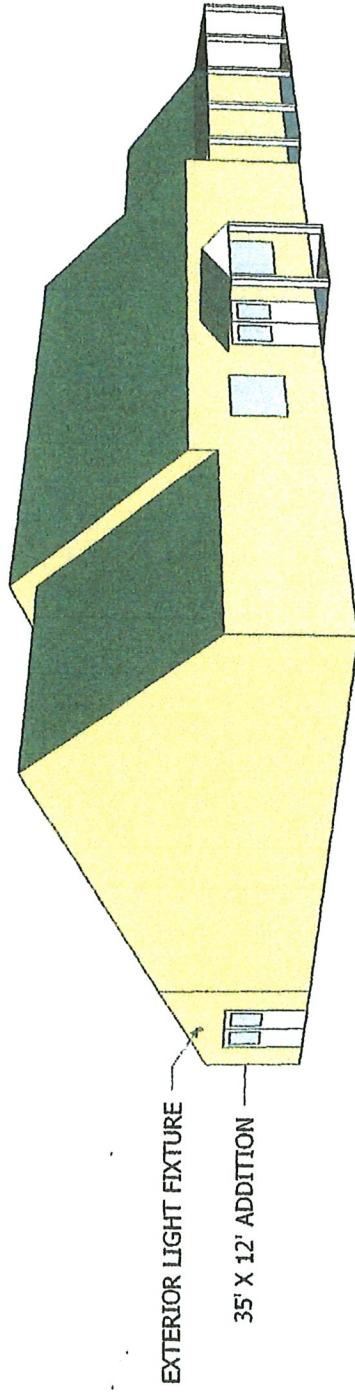


## NOTES:

1. The architectural style is matched to the parent structure.
2. The addition will be clad with yellow vinyl clapboard siding to match the parent structure. The new trim will be matched to the existing trim.
3. The roofline and the pitch of the roof will be blended to the existing roof. The same color and pattern of metal architectural roof panels will be used.
4. The exterior lighting fixture location is shown. The fixtures are shielded and will be oriented downward. The estimated ground illumination pattern is shown.

## ELEVATION DRAWING WITH EXTERIOR LIGHTING DETAIL

# CHESTER-ANDOVER FAMILY CENTER



RENDERING OF STREET VIEW TRAVELING NORTH ON VT ROUTE 103





# TRACT OVERVIEW AND ADJOINERS

Chester, VT



June 9, 2023

1 inch = 274 Feet

www.cai-tech.com



	Water-poly		Right of Way		Property Hook		Public Road
	WaterLines		Private Road ROW		PWater		Railroad
	Tract Line		Bridge		Property Line		

Data shown on this map 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 map.





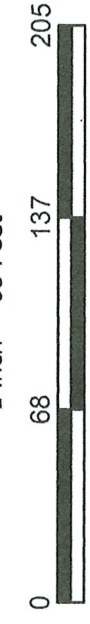
# IMPERVIOUS SURFACES AND LIMITS OF DISTURBANCE



June 12, 2023

Chester, VT

1 inch = 68 Feet



www.cai-tech.com



Data shown on this map 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 map.

596





Project:

Type:

Prepared By:

Date:

**Driver Info**

Type	Constant Current
120V	0.22A
208V	N/A
240V	N/A
277V	N/A
Input Watts	26.3W

**LED Info**

Watts	24W
Color Temp	4000K (Neutral)
Color Accuracy	84 CRI
L70 Lifespan	100,000 Hours
Lumens	2,528 lm
Efficacy	96.1 lm/W

**Technical Specifications**

**Compliance**

**UL Listed:**

Suitable for wet locations, wall mount only

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**LED Characteristics**

**LEDs:**

Multi-chip, high-output, long-life LEDs

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

2x75W PAR30

**Construction**

**Housing:**

Die-cast aluminum housing, lens frame and mounting plate

**Reflector:**

Semi-specular, vacuum-metalized polycarbonate

**Lens:**

Microprismatic diffusion lens for smooth and even light distribution

**Mounting:**

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

**Electrical**

**Switching Capacity:**

500 Watts of LED BULLET12 floods

**Voltage:**

120VAC, 60Hz

**Time Adjustment:**

5 seconds to 15 minutes

**Sensor LED:**

Sensor indicator LED glows red day & night for "on guard" deterrence

**Surge Protection:**

Withstands up to 3000 Volts

**"No Hands" Auto Testing:**

Auto mode starts after 4 minutes of testing. No adjustment needed.

**Manual Override:**

Double flip wall switch logic prevents activation by momentary power outages. Override resets to auto at dawn. No extra wiring needed.

**RF Immunity:**

Circuits fully shielded for maximum radio frequency immunity

**Photoelectric Control:**

Deactivates lights during daylight. Fully adjustable for 24-hour operation or custom applications.

**Adjustments:**

Time, ambient light & sensitivity



**Technical Specifications (continued)**

**Other**

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

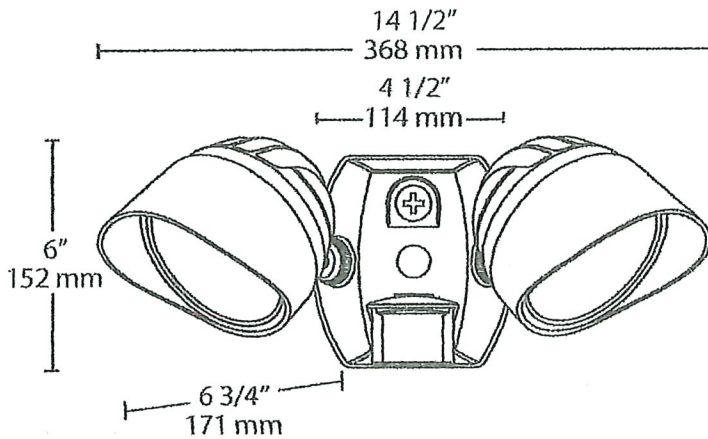
**Trade Agreements Act Compliant:**

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**



**Features**

- Two adjustable 12W LED floodlights
- Equivalent to 2x75W BR30/halogen/wide floods
- Sensor with 180° detection pattern at up to 30 ft.
- Photo control keeps lights off during the daytime
- Microprismatic diffusion lens optimizes light output without glare
- 10-Year Warranty on full fixture & sensor assembly
- 100,000-hour LED Lifespan

**Ordering Matrix**

Family	Wattage	Color Temp	Finish
SMSBULLET	2X12	N	W
	2X12 = 24W	N = 4000K Neutral Y = 3000K Warm	A = Bronze W = White

# EXHIBIT F

Re: Request for comment on Family Center addition

Matt Wilson <mswilson@vermontel.net>

Wed 7/19/2023 3:09 PM

To: Zoning <zoning@chestervt.gov>

I have no concerns with this.

Matt Wilson

Fire chief

Chester Fire Department

Sent from my iPhone

On Jul 19, 2023, at 1:19 PM, Zoning <zoning@chestervt.gov> wrote:

The Chester-Andover Family Center at 908 VT Route 103 South has applied to remove an existing 8'x12' storage shed attached to the rear of their building and replace it with an attached 12'x27' storeroom and a 12'x8' open sided shelter (12'x35' overall).

Because of their land history, they have to go through Act 250 as well as DRB review.

Any concerns?

---

**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)

*From:* **ARTICLE 4 – DEVELOPMENT REVIEW PROCEDURES**  
Chester United Development Bylaws

#### **4.8 CONDITIONAL USES**

Specific conditional uses are permitted only by approval of the Development Review Board, providing that General standards, Specific Standards, Performance Standards and Special Criteria, as herein provided are met, and further provided that:

- A. The Development Review Board after public notice and public hearing determines that the proposed use will conform to such standards.
  
- B. In granting such conditional use, the Board may attach such additional reasonable conditions and safeguards as it may deem necessary to implement the purpose of the law and these Bylaws.
  
- C. The Development Review Board shall act to approve or disapprove any such requested conditional use within forty-five (45) days after the date of the final public hearing held under this Section, and failure to so act within such period shall be deemed approval.

##### **1. General Standards**

These general standards shall require that any conditional use proposed for any district created under these Bylaws shall not result in an undue adverse effect to:

- a. The capacity of existing or planned community facilities;
- b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located,
- c. Traffic on roads and highways in the vicinity;
- d. Bylaws and ordinances then in effect; and,
- e. Utilization of renewable energy resources.

##### **2. Specific Standards**

Specific standards will include consideration with respect to:

- a. Minimum lot size;
- b. Distance from adjacent or nearby uses;
- c. Minimum off-street parking and loading facilities;
- d. Landscaping and fencing;
- e. Design and location of structures and service area;
- f. Size, location and design of signs;



- g. Performance Standards under Section 4.9 and,
- h. Other such factors as these Bylaws may include.

### 3. Special Criteria

The following Special Criteria shall be considered by the Development Review Board when considering an application for a conditional use permit in the (VG) Village Green, (VC) Village Center, (SV) Stone Village, (R-C) Residential-Commercial, Districts:

- a. All new construction, exterior alteration, fencing, lighting, reconstruction or renovation of existing buildings shall include features typical of those which define New England Architectural Character represented by the existing historical structures in the "Center of Chester".
- b. Native historical building materials are to be used which are found in construction representative of "New England Architectural Character" and /or those building products and materials which are indistinguishable to the eye from such materials in appearance.
- c. That all such construction shall take whatever precautions necessary to incorporate, protect and preserve existing historic sites.
- d. To maintain the scale, support the density and preserve the "New England Architectural Character" of Center of Chester, 4 of the following 18 features shall be incorporated in the design of any such Application for construction in the Village Center District; 6 of the following 18 features shall be incorporated in the design of any such Application for construction in the Stone Village Districts. and 4 of the following 18 features shall be incorporated in the design of any such Application for construction in the Residential Commercial District (Chester Depot/South Main Street Section only). The DRB shall evaluate the proposed features based on the degree to which they are interpreted by the Applicant/Design professional to support, reinforce and improve the optimal density, community scale and character as here called for. These additional features are to be in addition to the two items listed below in bold, which are mandatory for all applications within these three districts.
  - 1. Multi-level construction to the stated height limit, unless Application is for a secondary or back building which may be one-level.
  - 2. Parking at rear and/or side of building.
  - 3. A Gable roof profile located at street façade.
  - 4. Gable roof pitches to be no less than 6/12.
  - 5. Compound gable roof.
  - 6. Corner board trim on street side of building on wood clad exterior walls.
  - 7. Front or side entry with walkway directly to sidewalk.
  - 8. Wood- or timber frame.
  - 9. Clapboard and/or stone exterior walls.
  - 10. Shuttered windows.

11. Bay windows.
12. Landscaping/ foliage at base of exterior walls.
13. Minimum 5 foot deep side or front porch.
14. Permanent awnings, overhangs and/or trellises.
15. All full frame windows shall display a vertical dimension greater than horizontal dimension.
16. Stone construction - walls or wall foundations.
17. Solid wood front door. May include "lights" (small windows in standard sized door panels).
18. Specific, existing geometries, trim, and other features that originated on pre-1935 architectural examples in The Center of Chester.

Owner may propose alternate elements that reinforce, comply or echo the style, manner and character of the Center of Chester.