



Application for Subdivision

APPLICANT: Industrial Tower and Wireless, LLC
 MAILING ADDRESS: 40 Lone St., Marshfield, MA 02050
 PHONE: 781-319-1005 EMAIL: mike_sumano@induscom.com
 PROPERTY LOCATION: 466 Sugarbush Rd.
 PROPERTY OWNER (if different from applicant): Gregory S. Goodrich, et al.
 MAILING ADDRESS: 121 Regina Lane, Chester, VT 05143
 PHONE: 802-558-5671 EMAIL: halfmoonhill77@gmail.com
 TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: 162.60
 TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: 2 lots;
Cell tower area: 0.23 acres
Remaining lot: 162.37 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).
 - 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. pending
 - Wastewater and Water Supply permits for each new lot. n/a

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: Michael Sumano DATE: 8/30/2023
President

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

PARCEL MAP #: 02-01-26 ZONING DISTRICT: CR FEE: \$225 DRB CASE #: 599
 APPLICATION DEEMED COMPLETE: P. Rinzow DATE: 9/5/23
 Zoning Administrator

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

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
www.chestervt.gov

TOWN OF CHESTER NOTICE OF HEARING FOR SUBDIVISION PERMIT

Industrial Tower and Wireless LLC has applied for a Subdivision Permit for a property located at 466 Sugarbush Road in the Town of Chester. The proposed minor subdivision is for a 10,000 square foot (0.23 acre) 99-year lease to construct a cell tower on (parcel #02-01-26) of 162.6 ± acres owned by James C. Goodrich, Barry M. Goodrich, and Gregory Goodrich.

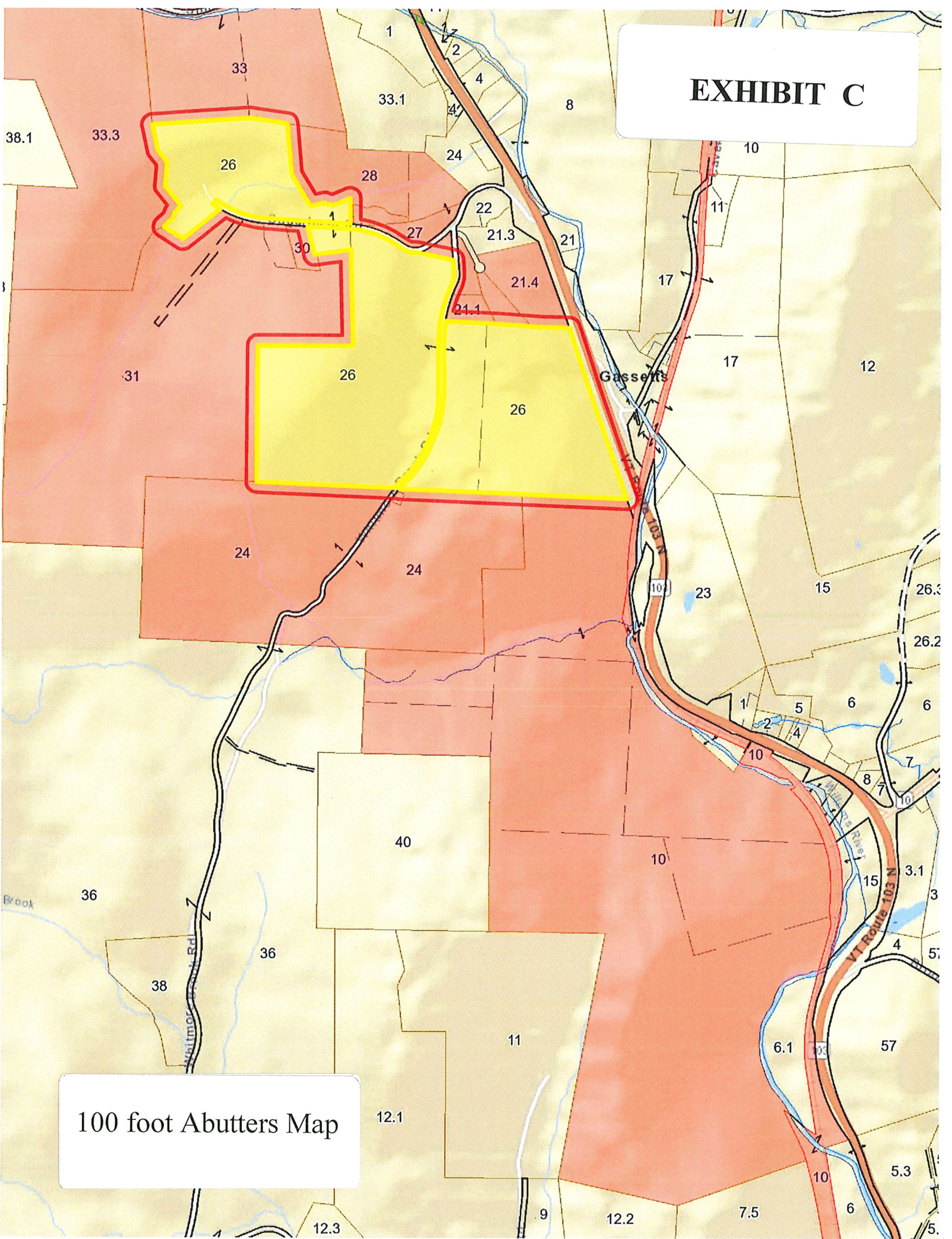
The Town of Chester Development Review Board will conduct a site visit at 5:00 PM on Thursday, October 5, 2023, at 577 Whitmore Brook Road and will hold a hearing on this application at 6:00 PM on Thursday, October 5, 2023, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application 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.

Dated at Chester, Vermont this 14th day of September 2023.

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

EXHIBIT C



100 foot Abutters Map



100 foot Abutters List Report

Chester, VT
September 18, 2023

EXHIBIT D

Mailed 9-18-23

Subject Property:

Parcel Number: 020126
CAMA Number: 020126
Property Address: 466 SUGARBUSH ROAD

Mailing Address: GOODRICH, GREGORY GOODRICH,
BARRY & JAMES
121 REGINA LANE
CHESTER, VT 05143

Abutters:

Parcel Number: 020125
CAMA Number: 020125
Property Address: 733 WHITMORE BROOK ROAD

Mailing Address: DANCE, CARRIE-ANN
42 HARDING AVENUE
HICKSVILLE, NY 11801

Parcel Number: 020127
CAMA Number: 020127
Property Address: 88 SUGARBUSH ROAD

Mailing Address: GOODRICH, BARRY & PATRICIA
P O BOX 349
CHESTER, VT 05143

Parcel Number: 020128
CAMA Number: 020128
Property Address: 88 SUGARBUSH ROAD

Mailing Address: GOODRICH, BARRY & PATRICIA
P O BOX 349
CHESTER, VT 05143

Parcel Number: 020130
CAMA Number: 020130
Property Address: 289 SUGARBUSH ROAD

Mailing Address: HAMMOND, GERALD DAMORE,
THERESA
787 NUT PLAINS ROAD FL 1
GUILFORD, CT 06437-2129

Parcel Number: 020131
CAMA Number: 020131
Property Address: 413 SUGARBUSH ROAD

Mailing Address: NELSON, LEEANN& GUITSON, LORI
ANN
9 BLACK WALNUT COURT
REHOBOTH, DE 19971

Parcel Number: 020132
CAMA Number: 020132
Property Address: 260 WYMANS FALLS ROAD

Mailing Address: FERCHEN, ASHLEY CLERC, DANIEL
5 LANGLOIS PINES
LAKEVILLE, MA 02347

Parcel Number: 020133
CAMA Number: 020133
Property Address: 394 SMOKESHIRE ROAD

Mailing Address: BONNING, KENNETH G
230 SMOKESHIRE ROAD
CHESTER, VT 05143

Parcel Number: 020133300
CAMA Number: 020133300
Property Address: 159 MURDOCK ROAD

Mailing Address: BURNSIDE LLC
P O BOX 1309
CHESTER, VT 05143

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: 212021100
CAMA Number: 212021100
Property Address: 341 WHITMORE BROOK ROAD

Mailing Address: GORDON, RONALD E
17 BRADFORD COURT
BREWSTER, NY 10509



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.

9/18/2023

Page 1 of 1

EXHIBIT E

James C. Goodrich, Barry M. Goodrich and Gregory Goodrich are the owners of approximately 162.6 +/- acres of land identified as 466 Sugarbush Road, Chester, Vermont. Carlene Goodrich, and Arlene H. Goodrich have use rights to the premises (collectively, "Goodrich").

Industrial Tower and Wireless, LLC ("ITW") has exercised an option to enter into a 99-year lease with Goodrich for a 10,000 sq. ft. (0.23 acres) area (the "Lease Area") for the purpose of constructing and operating a cell tower. Also included will be a 25-foot wide easement area for access to and from Whitmore Brook Road. The Lease Area was recently given a separate E-911 address of 577 Whitmore Brook Road. Goodrich will retain the remaining acres.

ITW received a Certificate of Public Good from the State of Vermont Public Utility Commission for the project on July 13, 2023, in Case No. 23-1780-PET.

As this is creating fewer than 5 lots, under Section 8.2 of the Chester Unified Development Bylaws, this is considered a minor subdivision.

The applicant hereby requests a waiver under Section 7.16.A of the Bylaws to allow a less-than 5-acre lot. It would be an unnecessary hardship to require ITW to lease an entire 5 acres for the limited purpose of constructing a cell tower. Moreover, special circumstances exist in this situation that will permit substantial justice to be done and the public interest secured. Specifically, there is no danger that this small lot will be developed in any way other than the cell tower, as it is contemplated that at the end of the lease term, the Lease Area will be returned to the owner of the retained parcel, and may be merged back with it at that time.



EXHIBIT F

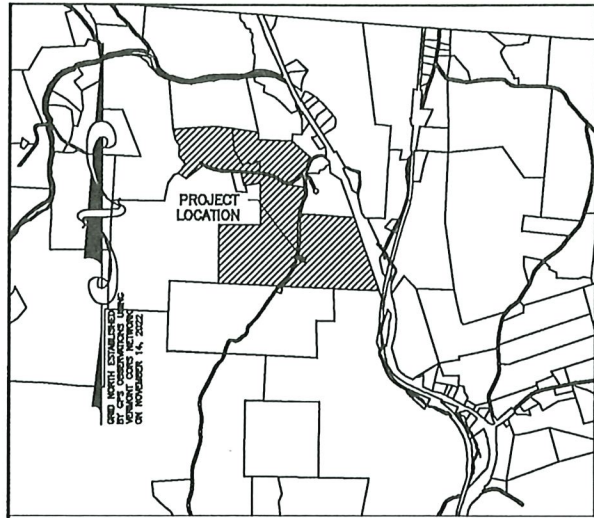


September 27, 2023

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. E911 and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



FRANK VERKES L.S. 635; I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING



LOCUS MAP
NOT TO SCALE

ABUTTER LIST:

- A. PARCEL #: 020133.
N/F KENNETH & PAMELA BONNING
2188 BECKENHAM DRIVE
MT PLEASANT, SC 29466
- B. PARCEL #: 020133.100
N/F ROGER LASKOW, JR
455 SPRINGFIELD ROAD
SOMMERS, CT 06071
- C. PARCEL #: 212024.
N/F STEVEN & MICHELLE GREEN
221 MATTSOON ROAD
CHESTER, VT 05143
- D. PARCEL #: 212022.
N/F ADAM MEDICINO
1012 NE 90TH STREET
SEATTLE, WA 08115
- E. PARCEL #: 020132.
N/F DANIEL CLERC & ASHLEY FERCHEN
5 LANGLOIS PINES
LAKEVILLE, MA 02347
- F. PARCEL #: 212021.100
N/F RONALD GORDON
17 BRADFORD COURT
BREWSTER, NY 10509
- G. PARCEL #: 020108.
N/F PAUL NEWTON & BRIAN NEWTON
113 CASTAWAY TRAIL
MOORSVILLE, NC 28117
- H. PARCEL #: 212017.
N/F ROBERT CARLETON & FRANK CARLETON
173 CAVENDISH ROAD
CHESTER, VT 05143
- I. PARCEL #: 212017.
N/F ROBERT CARLETON & FRANK CARLETON
173 CAVENDISH ROAD
CHESTER, VT 05143
- J. PARCEL #: 212017.
N/F ROBERT CARLETON & FRANK CARLETON
173 CAVENDISH ROAD
CHESTER, VT 05143
- K. PARCEL #: 212020.
N/F GEORGE MCCARTHY
37 NEWTON ROAD
CHESTER, VT 05143
- L. PARCEL #: 080110.
N/F 3843 VT ROUTE 103 N, LLC
418 MEADOW STREET
FAIRFIELD, CT 06824
- M. PARCEL #: 080136.
N/F CHESTER LAND VENTURES, LLC
73 DOCKHAM ROAD
GILFORD, NH 03249
- N. PARCEL #: 060136.
N/F CHESTER LAND VENTURES, LLC
73 DOCKHAM ROAD
GILFORD, NH 03249
- O. PARCEL #: 020131.
N/F LEEANN NELSON & LORI ANN GUITSON
9 BLACK WALNUT COURT
REHOBOTH, DE 19971
- P. PARCEL #: 020130.
N/F GERALD HAMMOND & THERESA DAMORE
P.O. BOX 63
GUILFORD, CT 06437
- Q. PARCEL #: 020133.300
N/F BURNSIDE, LLC
P.O. BOX 1309
CHESTER, VT 05143

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 020126 ARE GREGORY S., BARRY M., AND JAMES C. GOODRICH, 121 REGINA LANE, CHESTER, VT 05143. DEED REFERENCE FOR THE PARCEL IS CORRECTIVE WARRANTY DEED DATED AND RECORDED AUGUST 5, 2010 IN THE CHESTER LAND RECORDS AT BOOK 100, PAGE 273.
2. THE PURPOSE OF THIS PLAN IS TO DEFINE A 25 FT. WIDE ACCESS AND UTILITY EASEMENT CENTERED ON THE PROPOSED DRIVEWAY OVER EXISTING TAX MAP LOT 020126 TOGETHER WITH A 100'x100' LEASE AREA FOR A PROPOSED COMMUNICATIONS FACILITY. MEANING AND INTENDING TO DESCRIBE A LEASE AREA NOT TO EXCEED 100 FEET BY 100 FEET. THE LEASE AREA IS DESCRIBED AS STARTING AT THE P.O.B. (POINT OF BEGINNING) LOCATED ALONG A TIE LINE WHERE THE PARENT PARCEL BORDERS THE LOT TO THE NORTH AT WHITMORE BROOK ROAD, THE NORTH WEST CORNER OF THE PARENT PARCEL. SAID TIE LINE RUNNING SOUTH 01-10-22.63 EAST FOR A DISTANCE OF 940.5' TO THE NORTH WEST CORNER OF THE LEASE AREA. THENCE RUNNING SOUTH 78-36-35.01 EAST FOR A DISTANCE OF 100.0'. THENCE TURNING AND RUNNING SOUTH 13-23-24.99 WEST FOR A DISTANCE OF 100.0'. THENCE TURNING AND RUNNING NORTH 78-36-35.01 WEST FOR A DISTANCE OF 100.0'. THENCE TURNING AND RUNNING NORTH 13-23-24.99 FOR A DISTANCE OF 100.0' BACK TO WHERE THE LEASE AREA MEETS THE TIE LINE.
3. THE TOTAL AREA OF THE LOT IS 182.6± ACRES PER THE REFERENCE DEED.
4. THE BOUNDARY INFORMATION SHOWN IS BASED ON LIMITED FIELD EVIDENCE AND TAX MAP INFORMATION. A PRECISE FIELD SURVEY WAS NOT PERFORMED BY THIS OFFICE.
5. HORIZONTAL ORIENTATION IS BASED ON VT STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
6. THE AREA OF TAX MAP LOT 020126 WHERE THE COMMUNICATION FACILITY IS 56.84 ACRES.
7. UTILITIES SHOWN ARE APPROXIMATE ONLY AS EVIDENCED BY ON-SITE OBSERVATIONS AND RECORD EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO ANY CONSTRUCTION ACTIVITY CONTACT DIG-SAFE AT (888) 334-7233 FOR MORE PRECISE LOCATIONS.

DuBois & King inc.
 6 GREEN TREE DRIVE
 SO. BURLINGTON, VT 05403
 TEL: (802) 878-7661
 FAX: (866) 783-7101
 www.dubois-king.com
 © Copyright 2023 DuBois & King Inc.
 PROFESSIONAL SEAL

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|---------------------------|-----|
| 2 | 9/27/23 | NOTE & STAMP FOR APPROVAL | JWP |
| 1 | 9/8/23 | | LJH |

Industrial Tower and Wireless.

ITW CHESTER

WHITMORE BROOK ROAD
CHESTER, VT 05143

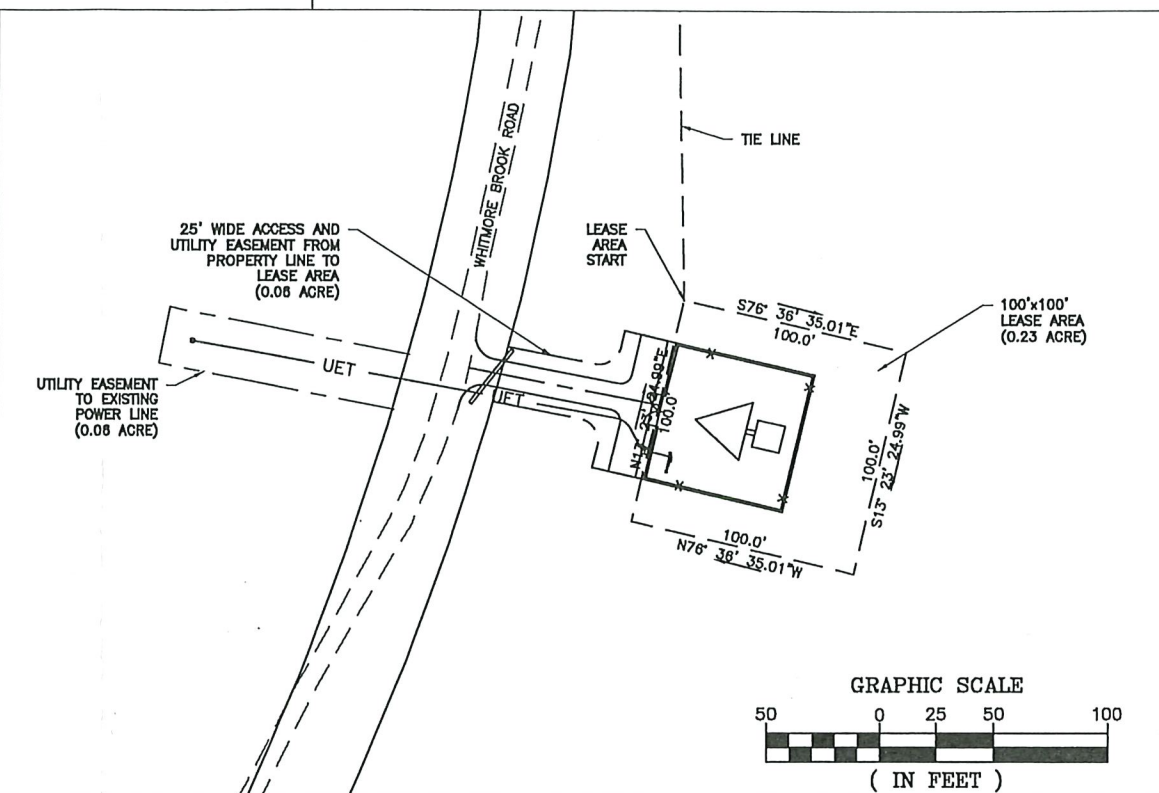
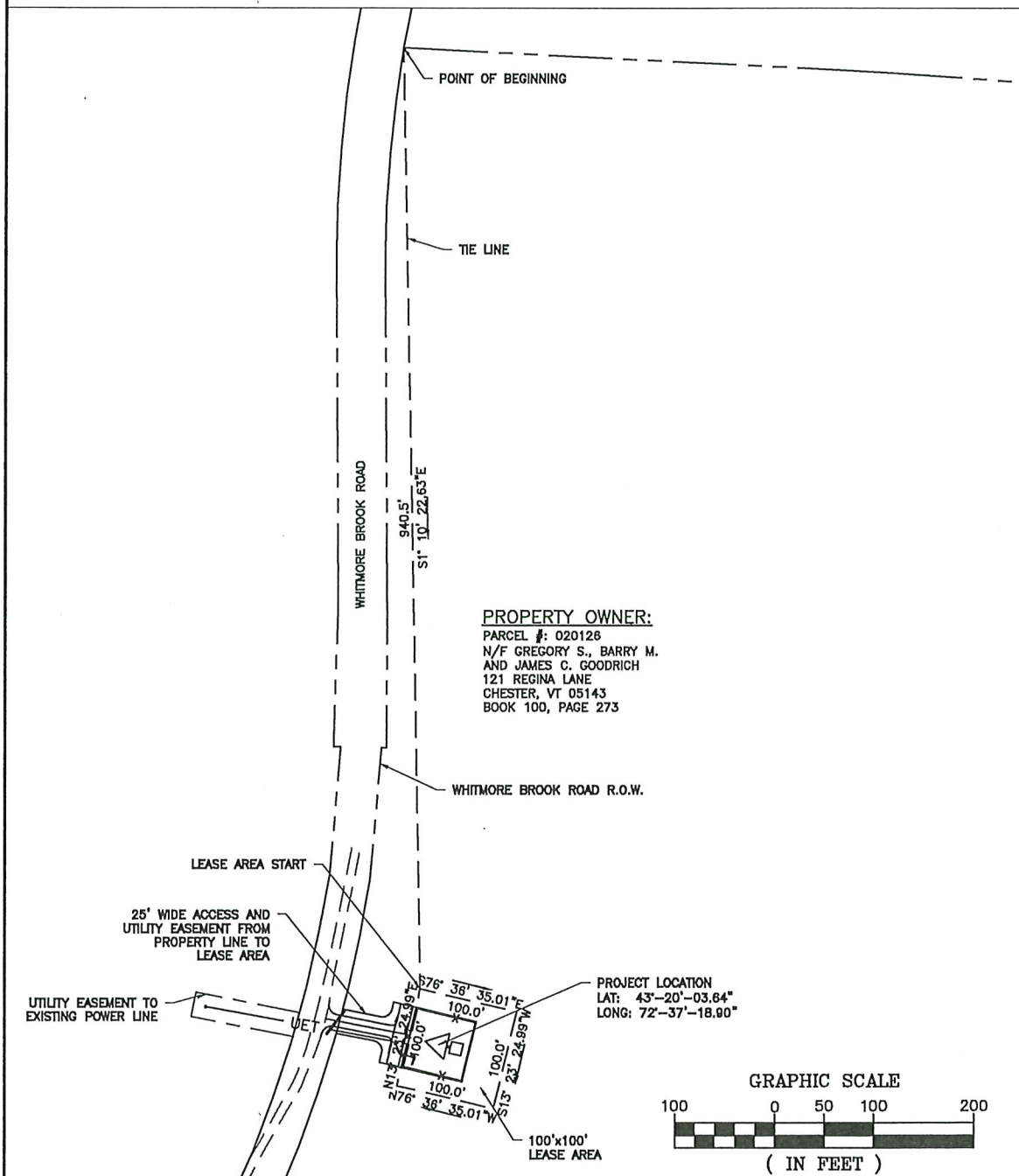
SHEET TITLE

EASEMENT PLAN

| | |
|------------|---------------|
| DRAWN BY | DATE |
| JWP | AUG. 2023 |
| CHECKED BY | D&K PROJECT # |
| LJH | 428608L |
| PROJ. ENG. | D&K ARCHIVE # |
| LJH | |

SHEET NUMBER

C-1



APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS OF FACT, DATED ___ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS. SIGN THIS ___ DAY OF _____ BY _____

Town of Chester, Received for Record
 _____ A.D. _____
 at ___ o'clock _____ minutes_M and
 recorded in _____
 attest: _____
 Town Clerk

LEGEND

| | |
|-------|-----------------------------|
| --- | PROPERTY LINE |
| - - - | EASEMENT LINE |
| --- | LEASE AREA BOUNDARY |
| --- | EXISTING AQUADUCT |
| --- | EXISTING OVERHEAD UTILITIES |
| x | PROPOSED FENCE |
| o | IRON PIPE FOUND |
| o | EXISTING UTILITY POLE |
| --- | UTILITY EASEMENT |

NOTES:

1. R.O.W. SHOWN AS 3 RODS PER TITLE 19 V.S.A. § 702.
2. THIS PLAN REPRESENTS A EASEMENT PLAN INTENDED TO DEPICT THE LOCATION OF AN EASEMENT, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY BY THIS OFFICE.
3. THIS LOCATION IS ZONED COMMERCIAL-RESIDENTIAL WITH A 5-ACRE MINIMUM LOT SIZE. THE CHESTER DEVELOPMENT REVIEW BOARD WAIVES THE ZONING DIMENSIONAL STANDARDS FOR THIS EASEMENT AND LEASE AREA CONVEYANCE TO THOSE DEPICTED ON THIS EASEMENT PLAN.

EXHIBIT G

**TOWN OF CHESTER
APPLICATION FOR HIGHWAY ACCESS PERMIT**

APPLICANT: Industrial Tower and Wireless, LLC

ADDRESS: 40 Lone Street, Marshfield, MA 02050

TELEPHONE NUMBER: 781-490-8255 (cell)

EXHIBIT H

The undersigned requests an Access Permit to allow Industrial Tower and Wireless, LLC to construct an access in accordance with Vermont Department of Highways Standards to serve the applicant's property, known as E911 address of 577 Whitmore Brook Road located on the east side of Town Highway number 15 (the local name for this road being Whitmore Brook Road). The proposed access will be located approximately 100 feet or miles from the intersection of this road with a 12 foot in width driveway 25 foot in width easement to access the communications tower facility. The applicant agrees to maintain said access and adhere to the directions, restrictions and conditions forming a part of this permit.

Dated at this 25th day of September, 2023.


Eric Kallio
Applicant or Applicant's Agent

Site Acquisitions
Title

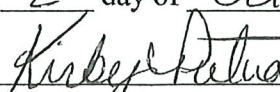
ACCESS PERMIT

NOTICE: This permit is issued in accordance with Title 19, Section 43, Vermont Statutes Annotated relative to all highways within the control and jurisdiction of the Town of Chester. The issuance of this permit does not release the applicant from any requirements of statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Any change from the present land use will require a new permit. This permit is issued subject to the directions, restrictions and conditions contained herein and on the reverse of this form and any attachments hereto, and covers only the work described in this application, and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, Vermont Statutes Annotated of fines of not less than \$100, nor more than \$10,000 for each violation.

CONDITIONS

- a. Culvert required: Yes No Size 18" X 30' MINIMUM
- b. Cost of the access culvert is the responsibility of the Property Owner.
- c. The Property Owner is responsible for maintenance and future replacement of the culvert.
- d. The Town of Chester assumes no responsibility for access culverts damaged in the normal maintenance of the Town Highway.

Dated at CHESTER, this 2 day of OCTOBER, 2023.


Town Authorized Agent

DPW
Title

EXHIBIT I

DuBois & King
 PROFESSIONAL ENGINEERS
 6 GREEN TREE DRIVE
 SOUTH BARRINGTON, VT 05647
 TEL: (802) 878-7901
 FAX: (802) 878-7901
 RANDOLPH, VT
 BRANDOVER, VT
 WASHINGTON, VT
 WASHINGTON, NH
 WASHINGTON, CT
 WASHINGTON, RI
 WASHINGTON, DC
 WASHINGTON, MD
 WASHINGTON, PA
 WASHINGTON, VA
 WASHINGTON, WV
 WASHINGTON, DE
 WASHINGTON, ME
 WASHINGTON, MA
 WASHINGTON, HI
 WASHINGTON, AK
 WASHINGTON, HI
 WASHINGTON, AK

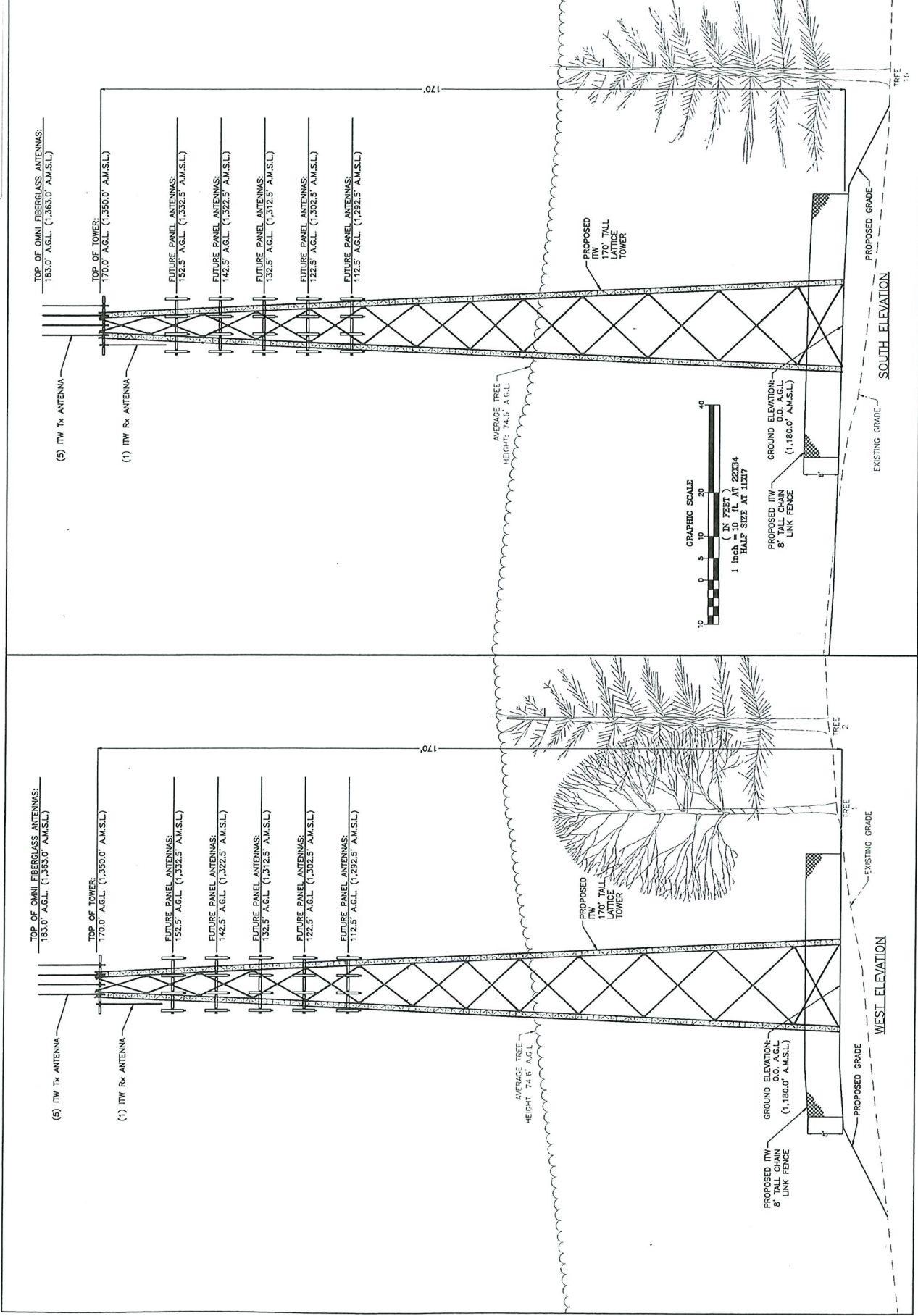
NOT FOR
 CONSTRUCTION
 PRELIMINARY
 PLANS

| NO. | DATE | DESCRIPTION |
|-----|-----------|-----------------------|
| 1 | 1-03-2023 | ISSUED FOR PERMITTING |
| 2 | 1-16-2023 | REVISED LEASE AREA |

Industrial Power and Wireless

| | |
|--------------------|-----------------|
| ITW CHESTER | |
| WHITMORE | DATE: JAN. 2023 |
| BROWN ROAD | PROJECT: 223294 |
| CHESTER VT | DRAWN BY: LHM |
| 051443 | CHECKED BY: LHM |
| PERMIT PLANS | |
| PROJECT NO. | 429000L |
| PROJ. NO. | 429000L |
| SHEET NUMBER | |

C-7





TOWN OF CHESTER

VERMONT

EXHIBIT A

Application for Hearing before the Development Review Board

Applicant name: Ronica and Thomas Humphrey

Applicant address: 6238 Wheaton Dr. Fort Worth, TX 76133

Applicant email: ronicapatterson@gmail.com Phone: 817-881-0004

Landowner name (if different): Brent and Catherine Johnson

Landowner address: 665 Route 10 Chester, Vermont

Landowner email: Cejohnson6@hotmail.com Phone: 425-890-5958

Location of property: 665 Route 10 Chester, Vermont

Description of Request: To reestablish a restaurant and tourist lodging and to host weddings

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 Ronica Humphrey Date 9/19/23

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

Parcel Map #: 22-20-24 Zoning District: R120 DRB Case #: 600

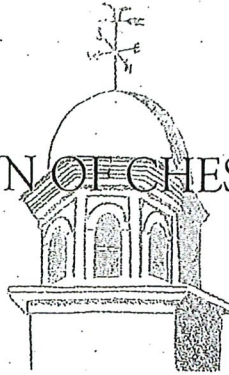
Type of application: Conditional Use Approval, Flood Hazard Review, Waiver or Variance

Appeal of decision of Zoning Administrator, Other _____

Received with \$200 application fee PH (ZA initials) Date 9/20/23

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
www.chestervt.gov

TOWN OF CHESTER NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Ronica and Thomas Humphrey have applied for a Conditional Use Permit for property owned by Catherine and Brent Johnson at 665 VT RT 10 in the Town of Chester to reestablish a restaurant and tourist lodging and to host weddings.

The Town of Chester Development Review Board will conduct a site visit at 4:30 PM on Thursday, October 5, 2023, at 665 VT RT 10 and will hold a hearing on this application at 6:00 PM on Thursday, October 5, 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.

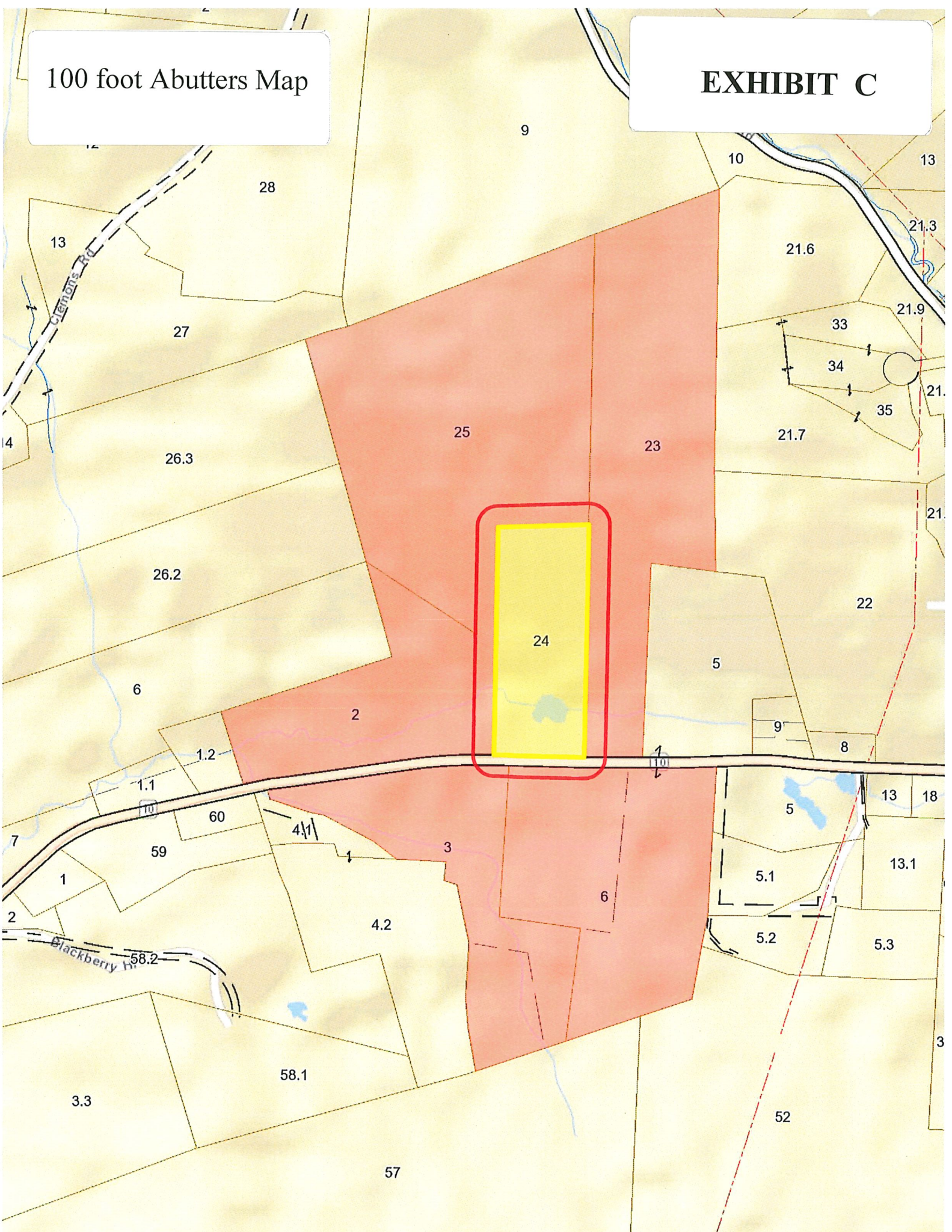
A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov.

Dated at Chester, Vermont this 14th day of September 2023.

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

100 foot Abutters Map

EXHIBIT C





100 foot Abutters List Report

Chester, VT
September 19, 2023

EXHIBIT D

Mailed 9-18-23

Subject Property:

Parcel Number: 222024
CAMA Number: 222024
Property Address: 665 VT RT 10

Mailing Address: JOHNSON, CATHERINE E & BRENT A
665 VT RT 10
CHESTER, VT 05143

Abutters:

Parcel Number: 222023
CAMA Number: 222023
Property Address: 867 VT RT 10

Mailing Address: THOMMEN, JOHN & PATRICIA
70 POND VIEW CIRCLE
GUILFORD, CT 06437

Parcel Number: 222025
CAMA Number: 222025
Property Address: 621 VT RT 10

Mailing Address: BRADY, MARK
700 PENNSYLVANIA AVENUE
PINE BEACH, NJ 08741

Parcel Number: 252002
CAMA Number: 252002
Property Address: 559 VT RT 10

Mailing Address: NEAL, JEANNE
559 VT RT 10
CHESTER, VT 05143

Parcel Number: 252003
CAMA Number: 252003
Property Address: 498 VT RT 10

Mailing Address: SPAULDING, JOHN LEON
786 VT RT 10
CHESTER, VT 05143

Parcel Number: 252006
CAMA Number: 252006
Property Address: 786 VT RT 10

Mailing Address: SPAULDING JR, EDWARD & NORA LIFE
ESTATE PAUL H & BARBARA A
SPAULDING
786 VT RT 10
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

October 2, 2023

To the Chester DRB:

We have a contract to purchase the property at 665 VT RT 10 in Chester. This property has been previously known as the Town Farm Inn and the Tokai-Tei Japanese Restaurant. It has a state approved septic system for 9 bedrooms and a 25-seat restaurant.

We intend to personally use 3 of the 9 bedrooms and rent 6 rooms as a bed and breakfast. We do not plan to operate a restaurant, but we would like approval to offer take-out food.

We would also like to host weddings in the barn. We request approval to host up to 10 weddings a year with up to 100 guests per wedding.

Ronica and Thomas Humphrey



100

427

2 spaces

12 spaces

5 spaces

8 spaces

6 spaces

ROUTE

10

PARKING PLAN

EXHIBIT F

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010Landowner(s): **Michiko Yoshida-Hunter**
1419 Gartland Avenue
Nashville TN 37206Permit Number: **WW-2-1324R**
PIN

This permit affects the following properties in Chester, Vermont:

| Lot | Parcel | SPAN | Acres | Book(s)/Page(s)# |
|--------|--------|---------------|-------|--|
| 222024 | 222024 | 144-045-10870 | 10.25 | Book:84 Page(s):508, Book:74 Page(s):118, Book:54 Page(s):324-7 |

This project consisting of the with the following uses, located on 665 Vermont Route 10 in Chester, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 All conditions set forth in **WW-2-1324** shall remain in effect except as amended or modified herein.
- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Chester Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 This project is approved for: owners' apartment - 1 bedroom @ 150 gpd/bedroom = 150 gpd, guest rooms - 8 rooms with a total 26 bed spaces @ 50 gpd/bed space = 1300 gpd, restaurant - 25 seats serving max two mealtimes/day @ 30 gpd/seat = 750 gpd, 10% low flow credit = 220 gpd, with a total of 1980 gpd for the building. No alterations to the existing building other than those indicated in this permit that would change or affect the potable water supply or wastewater system shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.5 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.6 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving the/each structure.
- 1.7 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

Dated November 6, 2018

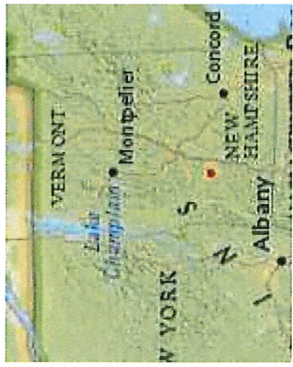




665 VT RT 10, Chester
Vermont Agency of Natural Resources

WETLANDS

vermont.gov



1: 1,357
October 2, 2023

69.0 0 34.00 69.0 Meters
1" = 113 Ft. 1cm = 14 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

LEGEND

- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- Parcels (standardized)
- Roads
 - Interstate
 - US Highway, 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

EXHIBIT H

The Conditional Use Permit for property at 665 VT RT 10 in the town of Chester, Vt

Patricia Thommen <pat.thommen@gmail.com>

Thu 9/28/2023 4:31 PM

To:Zoning <zoning@chestervt.gov>

Cc:john Thommen <johnhthommen@gmail.com>

The Town of Chester Review Board,

EXHIBIT I

Ronica and Thomas Humphrey have applied for a Conditional Use Permit for property at 665 VT RT 10 in the Town of Chester to re-establish a restaurant, tourist lodging and to host weddings.

For the past twenty two years we have owned the property on 867 VT RT 10 which abuts 665 VT RT 10. We have enjoyed a quality of life which includes privacy, peace and quiet.

We are very concerned about the application being submitted for weddings and special events being held on the property under conditional use.

Among our concerns; disruptive noise, loud music, capacity of individuals attending events, parking, timing of events, and number of events that will all have a major impact on our quality of life.

We are also concerned about bright lights, delivery trucks and signs out of character with the town.

We are submitting our concerns to be presented at the October 5, 2023 hearing addressing the above application.

Thank You,

John and Patricia Thommen

867 VT RT 10
Chester, VT