

1 **TOWN OF CHESTER**  
2 DEVELOPMENT REVIEW BOARD  
3 DRAFT MINUTES  
4 *November 20, 2023*  
5

6 **BOARD MEMBERS PRESENT:** Robert Greenfield, Harry Goodell, and Larry Semones all at  
7 the Town Hall.

8 **STAFF PRESENT:** Zoning Administrator Preston Bristow and Cathy Hasbrouck, Recording  
9 Secretary, at the Town Hall.

10 **CITIZENS PRESENT:** Edward Winicki, Bill Lindsay, Scott Roy, Jenny Brown, Darlene  
11 Smith, Iris Fischer-McMorrow, Gavin McMorrow, Lynn Russell, John Russell, Tamasin Kekic,  
12 Hazel Kekic, Alan Bowen, Nancy & George Malin, Jack Wynne, and Scott Lemaire at Town  
13 Hall.

14 David Doucette, Robert Laurencelle, Tom Lenihan, Arne Jonynas, Shawn Cunningham and Joy  
15 Slaughter on Zoom,

16 **Call to Order**

17 Chair Bob Greenfield called the meeting to order at 6:01 PM. He led the group in the Pledge of  
18 Allegiance and introduced the members of the Development Review Board and staff.

19 **Agenda Item 1 Review minutes of the November 2, 2023 meeting.**

20 Harry Goodell moved to accept the minutes of the November 2, 2023 meeting. Larry Semones  
21 seconded the motion. There was no discussion. A vote was taken, and the minutes were  
22 accepted as written.

23 **Agenda Item 2 Citizen's comments**

24 There were no citizen comments.

25 **Agenda Item 3 Conditional Use Permit Hearing 76 Goldthwaite Road.**

26 **DRB Application #602**

27 Bob Greenfield opened the hearing and swore in Edward Winicki, Scott Roy, Jenny Brown,  
28 Darlene Smith, Iris Fisher-McMorrow, Gavin McMorrow, Lynn Russell, John Russell, Tamasin  
29 Kekic, Alan Bowen, Nancy & George Malin, Jack Wynne, and Scott Lemaire to give testimony.  
30 He asked the board members if they had any conflict of interest or any ex-parte communication  
31 to report. None had.

32 Bob Greenfield entered the documents submitted as exhibits into evidence:

33 The first document was an application for Hearing before the Development Review Board from  
34 David Doucette, dated October 18, 2023. Harry Goodell moved to accept the application as

1 Exhibit A. Larry Semones seconded the motion. A vote was taken, and the motion passed  
2 unanimously.

3 The second document was a Town of Chester Notice of Hearing for a Conditional Use Permit  
4 from Zoning Administrator Preston Bristow dated October 27, 2023. Harry Goodell moved to  
5 accept the Notice as Exhibit B. Larry Semones seconded the motion. A vote was taken, and the  
6 motion passed unanimously.

7 The third document was a portion of the Chester Tax Map showing the parcel in question at 76  
8 Goldthwaite Road outlined in red and all abutters within 100 feet of the parcel. Harry Goodell  
9 moved to accept the map as Exhibit C. Larry Semones seconded the motion. A vote was taken,  
10 and the motion passed unanimously.

11 The fourth document was a list of the four abutters within 100 feet of the parcel. Notices of the  
12 hearing were mailed to the abutters on October 31, 2023. Harry Goodell moved to accept the list  
13 as Exhibit D. Larry Semones seconded the motion. A vote was taken, and the motion passed  
14 unanimously.

15 The fifth document was a narrative giving the history and details of the project, written by David  
16 Doucette. It proposed to host up to 20 weddings a year and addressed noise, parking and  
17 restrooms. Harry Goodell moved to accept the narrative as Exhibit E. Larry Semones seconded  
18 the motion. A vote was taken, and the motion passed unanimously.

19 The sixth document was an aerial photo of the parcel showing a proposed parking area,  
20 buildings, and property boundaries at 76 Goldthwaite Road. Harry Goodell moved to accept the  
21 photo as Exhibit F. Larry Semones seconded the motion. A vote was taken, and the motion  
22 passed unanimously.

23 The seventh document was an e-mail exchange between Zoning Administrator Preston Bristow  
24 and Chester's Fire Chief Matt Wilson. Preston described the project and Matt said he did not  
25 have a problem with the proposal. Harry Goodell moved to accept the quote as Exhibit G. Larry  
26 Semones seconded the motion. A vote was taken, and the motion passed unanimously.

27 Bob Greenfield asked David Doucette for a description of the project. David said he was soon to  
28 be the owner of 76 Goldthwaite Road, a 7.8-acre parcel of land with a house, barn and pastures.  
29 He said he wanted to hold weddings on the property and in the barn. He said he was born in  
30 Brattleboro VT and raised across the river in Hinsdale, NH. He hiked the Long Trail in 1999.  
31 He has ties to New England. He addressed the three areas commonly seen as problems for a  
32 wedding venue: noise, parking and restrooms. He said he hadn't been able to locate a noise  
33 ordinance in the Chester bylaws, but he felt it was customary in small towns to ban amplified  
34 music after 10:00 PM and he was willing to comply with that. He agreed that parking needed to  
35 be onsite, cars should not be parked on the road. He pointed out an area on the parcel that could  
36 accommodate 60 cars when leveled. This was considerably more than the 32 spaces required by  
37 the Chester bylaws for 125 guests. He felt 60 spaces was a more realistic number. Finally, he  
38 said the house is on septic and he did not want to use the septic system for 125 guests. He  
39 planned to have restrooms brought in on a trailer.

1 Bob Greenfield noted that the parcel was in the R-120 zoning district which had Tourist Lodging  
2 as a conditional use. He noted that the parcel meets the minimum lot size, setback, maximum lot  
3 coverage, building height and road frontage standards. Preston Bristow said no new buildings  
4 were being proposed.

5 Bob then turned to the conditional use criteria. He read the Noise paragraph in the Performance  
6 Standards:

- 7 1. Noise shall not exceed 60 dB between 8:00 p.m. and 7 a.m.
- 8 2. Noise shall not exceed 70 dB during the day between 7 a.m. and 8:00 p.m.

9 Preston Bristow pointed out that the bylaw noise standard measures decibels at the property  
10 boundary. Harry Goodell pointed out that the two other permits issued for wedding venues  
11 included a stopping time for amplified music. Bob Greenfield recalled that the limit was 8:00  
12 PM for amplified music and 10:00 PM for unamplified music.

13 Bob Greenfield asked David Doucette if he would be using caterers for the food. David said he  
14 would. Bob concluded that this would meet the air pollution standard which said:

15 (N)o use shall create emissions, such as dust, fly ash, fumes, vapors, gases and other forms of air  
16 pollution, which:

- 17 1. Constitute a nuisance to other landowners, businesses or residents;
- 18 2. Endanger or adversely affect public health, safety or welfare;
- 19 3. Cause damage to property or vegetation; or,
- 20 4. Are offensive or uncharacteristic of the area.

21 Bob read the paragraph on Glare, Light or Reflection:

22 Illumination from lighting fixtures or other light sources shall be shielded or of such low  
23 intensity as not to cause undue glare, reflected glare, sky glow or a nuisance to traffic or  
24 abutting properties.

25 Bob pointed out this was another standard important to neighbors. He emphasized any lighting  
26 should be downward facing and shielded so the light only illuminated what was below the  
27 fixture.

28 The next hazard addressed was Safety. Bob quoted the safety standard,

29 Fire, explosive and similar safety hazards which would substantially increase the risk to  
30 an abutting property, or which would place an unreasonable burden on the Fire  
31 Department, shall be prohibited.

32 Bob said he hoped David was not planning on using any of those materials on the property.

33 David said he was a licensed architect in California, Nevada and Utah. As an architect his first  
34 duty is to protect the health, welfare and safety of the public. He is held to a higher standard as  
35 an architect, and he makes that part of his personal life as well.

36 Preston Bristow said Chester customarily does not allow fireworks at weddings. Bob Greenfield  
37 agreed and added that searchlights were not allowed either.

1 Bob Greenfield read part of the electromagnetic disturbance standard. He acknowledged that  
2 speakers are allowed. David Doucette said that beyond his concerns for the health and safety of  
3 the public, he would not do anything that would damage his own property or annoy the  
4 neighbors.

5 Bob Greenfield finished the Performance Standards list asking if there would be any  
6 underground storage tanks or sources of ground or surface water pollution. David Doucette said  
7 there would not be any sources of water pollution.

8 Bob Greenfield then asked if anyone attending the hearing had any comments or questions.  
9 Jenny Brown identified herself as a neighbor at 50 Goldthwaite Road was concerned about  
10 having a parking area a few hundred feet from her home. She was concerned about liability and  
11 possible damage to her property by guests going to their cars late at night. She was concerned  
12 about vendor trucks and traffic which would pass by her driveway on its way to Vermont Route  
13 11 West. She wanted to know if there was a way to prevent people from using her driveway and  
14 wondered if police should be used to control the traffic. She wanted to know how often  
15 weddings will be held and during which seasons, if tents would be used, where they would be  
16 located and where the toilets would be located. She noted there is considerable foliage acting as  
17 a screen in the warmer weather.

18 David Doucette said he did not want the parking area to look like an empty parking lot for the  
19 345 days a year it was not going to be used for parking. He would be working with a landscape  
20 architect to accomplish this. He thought weddings would occur mainly from May to October.  
21 He said his driveway was 200 yards from Route 11. The proposed zoning for the Route 11 area  
22 is mixed use. He did not feel a wedding venue would be inappropriate in that zoning district. He  
23 said he did not want his guests using Jenny's driveway and he would be working to figure out  
24 how that could be managed. David said there would be tents, probably near the barn toward the  
25 front of the property. He said the reception would always be held in the barn.

26 Jenny reiterated her question about the location of the restrooms. David said he thought they  
27 would be behind the barn in the flat area. Jenny asked whether the portable restrooms would be  
28 there only on the day of the event or if they would be there on other days or permanently. David  
29 said he didn't know whether he would be purchasing the restroom trailer or not. That remained  
30 to be determined.

31 Jenny said she was concerned that runoff from the parking area would wash out her driveway.  
32 She wanted to know when the parking lot would be put in.

33 David said the parking lot will have to address the runoff from land around and above it and his  
34 doing so will reduce the amount of run off not only on Jenny's property. He thought he would  
35 spend 2024 getting ready to launch his business and weddings could begin in 2025.

36 George Malin, another resident of Goldthwaite Road, said his primary concern was traffic. He  
37 said Goldthwaite Road was a one lane road and drivers tended to accelerate up the hill, reaching  
38 top speed at the driveway of 76 Goldthwaite Road, the proposed site of the wedding venue. He  
39 felt this would become a dangerous convergence with drivers unfamiliar with the road and  
40 looking at maps.

1 He felt that port-a-potties should be removed between events.

2 Lynn Russell spoke. Her property abuts the parcel in question on the west side. She had many  
3 of the same concerns expressed by Jenny Brown. She said she saw bat guano in the barn and was  
4 concerned that Vermont Fish and Wildlife would have to be called in if Little Brown Bats were  
5 using the barn as habitat. She thought a lot of clean up would need to be done in the barn before  
6 people could be entertained in it. She wanted the barn to be insulated so that sound wouldn't  
7 come out the gaps between the outer boards. She asked if there would be a manager on-site  
8 during an event and who could be called if there was a problem.

9 David Doucette said he did not intend to kill the bats and he would consult VT Fish and Wildlife  
10 to find out how he could get them out of the barn. He said he wasn't planning on insulating the  
11 barn. Part of the barn's charm was the wooden interior walls. He fully intended to comply with  
12 the bylaw's noise standard. He said there will be a phone number to call if there is a problem.

13 Lynn Russell asked what the plans for the house were. Would anyone be staying there? Would  
14 he be renting rooms as an Air B&B? David said he would be living in the house. If someone  
15 from the wedding wanted to rent some rooms, he would consider it. He said the hearing was  
16 about the wedding venue application and he did not want to open a discussion about short term  
17 rentals. Lynn Russell asked if there would be security at the events. She said she and her  
18 neighbors felt secure in their homes because they recognized most of the cars that use the road  
19 on a regular basis. They would feel less secure if there were many cars on the road they did not  
20 recognize. David said he didn't think security was a common part of a wedding venue and did  
21 not think it was required by the Town of Chester Bylaws.

22 Lynn Russell asked about signage. Would he have a permanent sign on the road, or would he  
23 only have small signs out the day of an event? David said the Town of Chester allowed a 24" x  
24 36" sign for most small businesses. He did not plan to have a permanent sign that advertised  
25 weddings. He said there would be signs out the day of the event to direct guests to the right  
26 driveway and reduce the possibility of guests using Jennifer's driveway. John Russell said he  
27 thought he would be able to see portable restrooms from his house if they were placed behind the  
28 barn.

29 Iris Fischer-McMorrow spoke next. She was also a Goldthwaite Road resident. She said she has  
30 a small business perspective in that she has an art gallery in town. She asked whether there was  
31 any regulation in place that would forbid any more than 20 weddings per year. Zoning  
32 Administrator Preston Bristow said there was no regulation which limited the number of  
33 weddings on a specific property. However, if the DRB imposes a condition on the permit which  
34 limits the number to 20 per year, that would have the same impact as a bylaw that limited the  
35 number to 20. If anyone had a reason to suspect there were more than 20 per year, they should  
36 call the Zoning Administrator about it.

37 Gavin McMorrow, also a Goldthwaite Road resident, asked about the proposed mixed-use area  
38 within 200 yards of 76 Goldthwaite Road. Preston Bristow confirmed that the Planning  
39 Commission was working on changes to the zoning map that would change the current Adaptive  
40 - 3 zoning district to mixed use. He said the Development Review Board would not necessarily  
41 know about the proposed changes. He said that, in the Adaptive 3 district, restaurant and arts

1 and entertainment are listed as conditional uses. He said those uses covered the wedding venue  
2 use pretty well. Arts and entertainment and restaurant are not allowed uses in the R-120 district  
3 where the parcel under consideration is located. If that was the case, why would a wedding venue  
4 be allowed in a residential district at all? Preston Bristow said there is no specific reference to  
5 weddings in the bylaws and the precedent was to consider it an accessory use to Tourist Lodging.  
6 Gavin said he didn't think Wedding Venue was a very appropriate accessory use to Tourist  
7 Lodging. He also pointed out that the applicant had said he did not plan on renting any rooms.  
8 Preston Bristow thanked Gavin McMorrow for his input and said the information has now been  
9 presented to the DRB. They would make a decision based on what was presented.

10 Scott Roy asked the Board if there is a review of the application at any point after it has been  
11 granted. Preston Bristow said the other two applications had been issued as permanent permits,  
12 but the DRB has, on occasion, issued a temporary permit that would need to be renewed. Bob  
13 Greenfield said permits generally run with the land, meaning if the land was sold, the permit  
14 would be in force for the next person who owned the land. That person would not have to  
15 reapply for a permit if they chose to continue the business.

16 Jenny Brown asked if the other venues were still operating. Bob Greenfield said they were.  
17 Scott Roy asked which district the other venues were located in. Preston Bristow said one was  
18 located south of the center in the same district as Goldthwaite Road, R-120. The other venue is  
19 on Route 10. A permit has been issued for that parcel, but the business is not operating yet.

20 George Malin asked whether the Board could imagine a trailer of portable toilets navigating the  
21 roads and driveway. Bob Greenfield said he had used such a trailer for a wedding at his house  
22 and it was no larger than 15 feet. He said there were stalls for men and women in it with toilets  
23 and sinks as well as a fireplace. The trailer came with its own generator and was very attractive.  
24 He said there were 150 people at that wedding.

25 George Malin said there would be several generators running per wedding and the residents did  
26 not want such a disturbance in their neighborhood. Bob Greenfield said the generators would  
27 have to meet the same noise standards as any other source. George Malin said it appears the area  
28 is not zoned for this use.

29 David Doucette said he is not asking for special consideration in applying for the permit and he  
30 understands that some people do not want this.

31 Jenny Brown asked how many weddings could be planned for one weekend. David Doucette  
32 said he had not considered the issue and could not imagine being able to host more than one in a  
33 weekend. He said the count of 20 was based on the number of weekends available.

34 Tamasin Kekic said she lives on Goldthwaite Road and her grandparents had owned the land  
35 under consideration now. She asked where in Chester at present was there a 60-space parking  
36 lot. She was concerned about the number of people going in and out of the parking lot given the  
37 extreme weather events that have happened in Chester in recent years. She was concerned about  
38 storm water runoff.

1 There being no further questions from the audience and the board, Harry Goodell moved to close  
2 the hearing. Larry Semones seconded the motion. A vote was taken, and the hearing was  
3 closed.

4 **Agenda Item 4 Conditional Use Permit Hearing Whitten Road Campground**  
5 **DRB Application #603**

6 Chair Bob Greenfield asked Robert Laurencelle, Scott Lemaire and Jack Wynne if they had been  
7 sworn in. They said they joined the swearing in for the earlier hearing. Bob asked the board  
8 members if they had any ex-parte communication or conflict of interest to report. None did.  
9 Bob then began entering exhibits.

10 The first document was an application for Hearing before the Development Review Board from  
11 Scott Lemaire dated October 25, 2023. Harry Goodell moved to accept the application as Exhibit  
12 A. Larry Semones seconded the motion. A vote was taken, and the motion passed unanimously.

13 The second document was a Town of Chester Notice of Hearing for a Conditional Use Permit  
14 from Zoning Administrator Preston Bristow dated October 27, 2023. Harry Goodell moved to  
15 accept the Notice as Exhibit B. Larry Semones seconded the motion. A vote was taken, and the  
16 motion passed unanimously.

17 The third document was a portion of the Chester Tax Map showing the parcel in question on  
18 Whitten Road outlined in red and all abutters within 100 feet of the parcel. Harry Goodell moved  
19 to accept the map as Exhibit C. Larry Semones seconded the motion. A vote was taken, and the  
20 motion passed unanimously.

21 The fourth document was a list of the five abutters within 100 feet of the parcel. Notices of the  
22 hearing were mailed to the abutters on October 31, 2023. Harry Goodell moved to accept the list  
23 as Exhibit D. Larry Semones seconded the motion. A vote was taken, and the motion passed  
24 unanimously.

25 The fifth document was a narrative giving the history and details of the project. A bath house  
26 with running water and 6 cabins with composting toilets are proposed. Harry Goodell moved to  
27 accept the narrative as Exhibit E. Larry Semones seconded the motion. A vote was taken, and  
28 the motion passed unanimously.

29 The sixth document was a discussion of the work on the access road agreed to by Scott Lemaire  
30 and Chester Road Supervisor Kirby Putnam. Harry Goodell moved to accept the document as  
31 Exhibit F. Larry Semones seconded the motion. A vote was taken, and the motion passed  
32 unanimously.

33 The seventh document was a survey of the parcel recorded in June 2013. Harry Goodell moved  
34 to accept the survey as Exhibit G. Larry Semones seconded the motion. A vote was taken, and  
35 the motion passed unanimously.

36 The eighth exhibit was a septic design by Rapanotti Septic Design showing the location of the  
37 parking area, cabins, bath house, septic tank, leach field, and well against a topographic  
38 background. Harry Goodell moved to accept the design drawing as Exhibit H. Larry Semones  
39 seconded the motion. A vote was taken, and the motion passed unanimously.

1 The ninth exhibit was a sheet showing soils data, water supply notes, campsite and general notes  
2 as well as the location of the parking area, cabins, bath house, septic tank, leach field and well on  
3 a topographic background. Bob Greenfield asked if the application has been approved by the  
4 state. Preston Bristow said it had not yet been approved, though it was rare that a septic design  
5 submitted by Brian Rapanotti is not approved. Harry Goodell moved to accept the sheet as  
6 Exhibit I. Larry Semones seconded the motion. A vote was taken, and the motion passed  
7 unanimously.

8 The tenth exhibit was an enlargement of a portion of the plan showing parking area, bath house,  
9 septic tank, leach field and well. Harry Goodell moved to accept the map as Exhibit J. Larry  
10 Semones seconded the motion. A vote was taken, and the motion passed unanimously.

11 The eleventh exhibit was a portion of the map showing the location of the six cabins, as well as  
12 the bath house, septic tank, leach field and well. Harry Goodell moved to accept the map as  
13 Exhibit K. Larry Semones seconded the motion. A vote was taken, and the motion passed  
14 unanimously.

15 The twelfth exhibit was an e-mail from Chester Fire Chief Matt Wilson discussing fire safety.  
16 Chief Wilson asked for space for trucks to turn around and pass each other as needed in the  
17 course of fighting a fire. Harry Goodell moved to accept the map as Exhibit L. Larry Semones  
18 seconded the motion. A vote was taken, and the motion passed unanimously.

19 Preston Bristow told Robert Laurencelle Exhibit L was not received until the morning of the  
20 meeting. A discussion of what would be needed for fire equipment to reach the places where  
21 people might be staying ensued. The conclusion was that a 20-foot area at the end of the road  
22 would be needed so fire trucks could turn around. Preston said ambulance service to the cabins  
23 was discussed at the site visit, but this topic was not mentioned in Matt Wilson's note. Preston  
24 said Brian Rapanotti is also a basketball coach and could not attend the hearing because he was  
25 giving a clinic.

26 Jack Wynne, one of the property owners, gave an overview of the proposed campground. He  
27 said there would be six campsites with cabins and a bath house with up to four showers, four  
28 sinks and four toilets. They have planned 12 parking spaces for the 6 campsites. There will be a  
29 sign at the front entrance to the property. He did not expect any problems with noise because of  
30 the distance between the cabins and from the cabins to the property boundary.

31 Preston Bristow said there was a lot of discussion at the site visit about the proposal, and all that  
32 information must now be presented at the hearing. Bob Greenfield said the parcel was in the  
33 Conservation – Residential district and that campground was a conditional use in that district.  
34 Preston Bristow said there was also a recreation use in that district which fits the proposal. Bob  
35 Greenfield said the setbacks for the district were 50 feet. Preston said the parcel is so large it  
36 isn't difficult to meet that requirement. There was a Class 4 town road right up to the property  
37 boundary. Harry Goodell said he wasn't sure of the location of the cul-de-sac the Fire  
38 Department was going to turn around there equipment. Scott Lemaire, the other property owner,  
39 said he was sure there was a space to turn around at the bath house. Harry Goodell said the Fire  
40 Chief was also concerned about the height of tree branches brushing the tops of the trucks. Scott  
41 Lemaire said he had trimmed some trees already and would trim any more that were needed.



1 Harry said there was also concern about getting an ambulance to the individual cabins. Scott  
2 Lemaire said he would bulldoze a path to the cabins for the ambulance and create a turnaround  
3 for them.

4 Larry Semones confirmed his understanding of the cul-de-sac planned at the bath house. It  
5 would not be a hammerhead turn around, it would be a road that went in a circle and a vehicle  
6 could use it to reverse direction without backing up.

7 Bob Greenfield went over the Performance Standards. He asked if there would be any amplified  
8 sound. Scott Lemaire said there would not be any. He asked about smoke and odors. Scott  
9 Lemaire said there would not be any. Bob asked about Glare, Light or Reflection. Harry  
10 Goodell asked whether solar collectors would be used to light the cabins. Scott Lemaire said  
11 there would be a solar panel at each cabin. Bob Greenfield asked where the electricity will be  
12 stored. Scott Lemaire said probably in battery packs, but he hadn't planned that far yet.

13 Bob Greenfield asked if there were safety hazards or electro-magnetic disturbances. Scott said  
14 there would be no safety hazards or electro-magnetic disturbances. Bob asked if the propane tank  
15 that would heat the bath house and water was going to be underground. Scott said it would not  
16 be underground. Harry asked about chemical toilets or composting toilets that could be emptied  
17 into the main septic tank. Preston asked if they were composting toilets or merely a holding tank  
18 which had to be emptied. He said as long as the state approved it, it wouldn't matter which type  
19 it was. Preston also said it didn't appear that much lighting would be needed.

20 Alan Bowen liked the idea of a campground and had the following concerns:

- 21 • He asked if there would be anyone on-site to attend to the 24 campers overnight.
- 22 • He asked who would be responsible for dealing with the composting toilets at the cabins.
- 23 • He was concerned about people getting to the site in the winter. Who would be plowing  
24 the access road?
- 25 • If ATV trails were built, would campers wander onto abutting parcels where they are not  
26 welcome?
- 27 • He was concerned about people getting lost on the way to the cabin. He often meets  
28 people on the main road and accompanies them to his cabin because otherwise they get  
29 lost.

30 Scott Lemaire said they would hire a contractor to clear the snow from Whitten Road and he or  
31 someone who works with him would clear the road from his property line to the parking area. He  
32 thought Wally Reed had a contractor clearing Whitten Road to his property. He would see if that  
33 person would be interested in plowing the portion from Wally Reed's place to the campground  
34 property line. Jack Wynne said they would have someone present checking in campers but  
35 would not have someone at the campground 24 - 7. There would be a telephone number  
36 available, and someone could be at the site within 90 minutes. Jack Wynne said the campground  
37 manager would take care of the toilets.

1 Alan Bowen said the leach field of the septic system was a concern. It was on a sloped area  
2 above a seasonal stream. He didn't want the leachate to drain into the stream and end up in the  
3 Williams River.

4 Preston Bristow asked Scott Lemaire how long it took him to drive to the site from Readsboro,  
5 VT where he lives. Scott said it took him an hour and ten minutes.

6 Robert Laurencelle asked if a campground is normally only tents or are buildings and cabins  
7 allowed? Preston Bristow read the definition of campground from the bylaws:

8 A parcel of land upon which campsites are located for occupancy by a tent, cabin, lean-  
9 to or similar structure as temporary living quarters for recreation, education or  
10 vacation purposes.

11 Robert Laurencelle asked if there will be a phone number that could be called in the event of a  
12 problem. Jack Wynne said there would be a phone number that could be called, and one could  
13 always call Emergency Services. The bath house will have a certain level of first aid supplies  
14 available.

15 Robert Laurencelle asked whether there was enough sun to power the bath house and water  
16 pump. Scott Lemaire said he had spoken to Brian Rapanotti about this. There are water pumps  
17 built to be powered by solar energy. Walter Reed, whose property abuts the proposed  
18 campground, uses solar energy for his water pump and has not had problems with it. Robert  
19 Laurencelle advised them to mount the solar panels on a hillside. He said he had some concerns  
20 about the septic system. He doubted that the 1,000 gallon tank was big enough for 24 campers.  
21 He thought a 3,000-to-4,000-gallon tank would be needed and a larger leach field.

22 In regard to snowmobile rental, Robert Laurencelle said the VAST trail was near the parcel, but  
23 the snowmobiles would have to travel on a plowed gravel road some distance to reach it. He  
24 wondered if traveling on a plowed gravel road would damage a snowmobile.

25 Sam Laurencelle said he thought there could be a problem getting enough electricity from solar  
26 panels to run the bath house and wanted to know if they planned to use a generator to make up  
27 the deficit. Scott Lemaire said his septic engineer had worked with a company to provide  
28 running water from solar power with special equipment such as a larger bladder tank. He said he  
29 would be using an on-demand propane system to provide hot water and the only electricity  
30 needed was for the igniter.

31 Sam Laurencelle reiterated the question about using generators. Scott Lemaire said that issue  
32 had not been worked out yet and he didn't know. Sam Laurencelle said he was concerned about  
33 snowmobiles using the road. His family and dogs frequently walk on the road. He asked  
34 whether Scott had thought about mitigating road use by snowmobiles. Scott said he wasn't  
35 planning on having snowmobiles in place this year, it would be considered next year. He wanted  
36 to figure out how he will connect with the VAST trail. He said he was an avid snowmobiler  
37 himself. He knows a snowmobile can run some distance on class 4 roads. Scott said he wanted  
38 to be a good neighbor and his hope was to connect to the VAST network from his property.

1 Sam Laurencelle told the board he is concerned about traffic on the road and feels that a likely 24  
2 car trips per day would change the character of the neighborhood. He asked whether Whitten  
3 Road would be brought up to town standards or remain a class 4 road.

4 Preston Bristow said the town road will not be upgraded from class 4 and the town will not take  
5 over maintenance of the road. He said people using a class 4 road right of way must meet  
6 stormwater standards. The Chester Road Superintendent agrees that the road should not be  
7 widened enough to support traffic in two directions, but pull-offs should be added to allow cars  
8 to pass each other.

9 Sam Laurencelle asked if there would be a limit to the number of nights someone could stay in a  
10 cabin. Jack Wynne said he expects the price point will limit people to three to seven days at a  
11 time. Sam Laurencelle asked if there would be any kind of security protocols for people  
12 wandering off the campground property. Scott Lemaire said they will have cameras and an  
13 emergency number. Chester has a police station that can be called, and the state police are also  
14 available. The manager will have someone present to check in and check out clients. He expects  
15 he will come to know his clients. Sam Laurencelle asked about loud music late at night. Scott  
16 Lemaire said they will abide by Chester's zoning laws which imposes quiet times.

17 Robert Laurencelle said people often drive up his driveway not understanding that it is a home.  
18 He asked if there was anything he could do about it. Jack Wynne said he planned to put a sign  
19 up marking the campground entrance at the conjunction of the Reed and Laurencelle's driveways  
20 and the road.

21 Al Bowen said there was a major hill between the Ludlow snowmobile rental place and the  
22 campground, which is very difficult to navigate. He urged the campground owners to get in  
23 touch with the people who manage the VAST trail system to determine how much traffic the  
24 system can bear in that area.

25 Preston Bristow said the property may be subject to Act 250. The septic engineer has reached  
26 out to Act 250 to determine whether the project will need an Act 250 permit. There has been no  
27 answer from Act 250 to date.

28 Sam Laurencelle asked whether the Short-Term Rental pause would affect the project. Preston  
29 Bristow said he did not think campgrounds were under short-term rental regulation. Sam said he  
30 had looked forward to neighbors and was not pleased to have a campground instead.

31 Harry Goodell moved to close the hearing. Larry Semones seconded the motion. A vote was  
32 taken, and the hearing was closed.  
33

34 Harry Goodell moved to enter deliberative session at 7:36 PM. Larry Semones seconded the  
35 motion. A vote was taken, and the motion passed unanimously. The group returned from  
36 deliberative session at 7:49 and the meeting was adjourned.