



VERMONT

EXHIBIT A

# Application for Hearing before the Development Review Board

Applicant name: David Doucette

Applicant address: 8720 Rocky Avenue, Las Vegas NV 89143

Applicant email: david@cseprep.com Phone: 310.663.5220

Landowner name (if different): Brian Lenihan \*On 11.6.23, David Doucette will be new Owner.

Landowner address: 76 Goldthwaite Road, Chester VT 05143


Landowner email: unknown Phone: unknown

Location of property: 76 Goldthwaite Road, Chester VT 05143

Description of Request: Request to hold weddings on the property.

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.

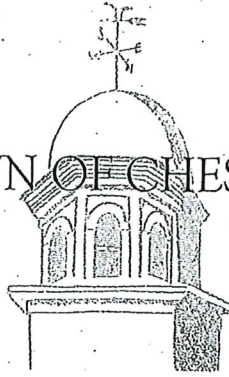
Applicant Signature  Date 10.18.23

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

Parcel Map #: <u>37-20-33.100</u>	Zoning District: <u>R120</u>	DRB Case #: <u>602</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 _____ (ZA initials)	Date _____	

# EXHIBIT B

## TOWN OF CHESTER



PLANNING & ZONING  
556 Elm Street  
P.O. Box 370  
Chester, VT 05143

(802) 875-2173 office  
(802) 875-2237 fax  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

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

David Doucette has applied for a Conditional Use Permit to host weddings at the property located at 76 Goldthwaite Road in the Town of Chester.

The Town of Chester Development Review Board will conduct a site visit at 3:30 PM on Monday, November 20, 2023, at 76 Goldthwaite Road and will hold a hearing on this application at 6:00 PM on Monday, November 20, 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.

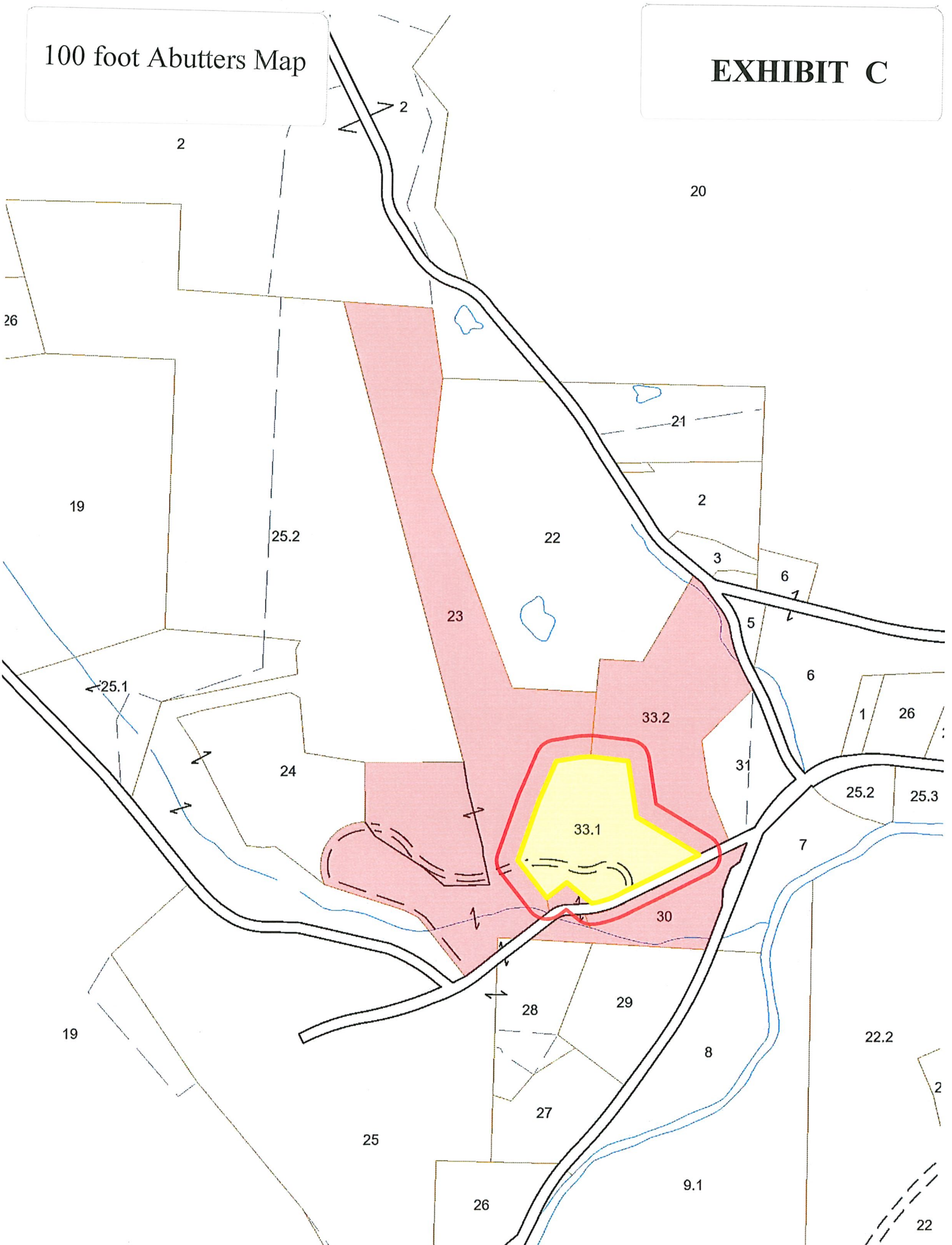
A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 27<sup>th</sup> day of October 2023.

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

100 foot Abutters Map

EXHIBIT C







# 100 foot Abutters List Report

Chester, VT  
October 30, 2023

**EXHIBIT D**

Mailed 10/31/23

**Subject Property:**

David Doucette

Parcel Number: 372033100  
CAMA Number: 372033100  
Property Address: 76 GOLDTHWAITE ROAD

Mailing Address: ~~LENIHAN, BRIAN PATRICK HERTBERG;~~  
~~BONNIE LYNNE~~  
~~44 WINTER STREET~~  
~~HINGHAM, MA 02043~~

**Abutters:**

Parcel Number: 100123  
CAMA Number: 100123  
Property Address: 296 GOLDTHWAITE ROAD

Mailing Address: RUSSELL, JOHN B & LYNN B  
296 GOLDTHWAITE ROAD  
CHESTER, VT 05143

Parcel Number: 372030  
CAMA Number: 372030  
Property Address: 71 GOLDTHWAITE ROAD

Mailing Address: CONWAY, CHRIS G & KAREN A  
P O BOX 964  
CHESTER, VT 05143

Parcel Number: 372032  
CAMA Number: 372032  
Property Address: 190 GOLDTHWAITE ROAD

Mailing Address: AMSDEN, THOMAS  
190 GOLDTHWAITE ROAD  
CHESTER, VT 05143

Parcel Number: 372033200  
CAMA Number: 372033200  
Property Address: 50 GOLDTHWAITE ROAD

Mailing Address: SCOTT, ROY & BROWN, JENNIFER  
20 HAMMOND RD  
BELMONT, MA 02478



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 18, 2023

RE: 76 Goldthwaite Road  
Chester, VT 05143

Dear Chester Design Review Board,

I have a contract to purchase the property at 76 Goldthwaite Road and will become the new owner on November 6, 2023.

The property is located about 1.5 miles west of the Village and about 200 yards west of the new proposed mixed use area that abuts Balch Road.

The property is on 7.8 acres and consists of a single family dwelling with attached 2 car garage. Also on the site is a 55'x40' barn and an accessory structure.

The property is also served by a well and septic system.

I would like to host weddings/receptions on the property and in the barn. I would like to request permission to hold up to 20 weddings per year with a maximum of 125 guests.

I understand the main considerations with weddings are noise, parking, and restrooms and have addressed each below:

**Noise:** I would implement a 10 pm sound ordinance. Other wedding towns in Vermont also have a 10 pm sound ordinance in place such as Moretown, VT. I was unable to determine if the Town of Chester has a similar sound ordinance in place in the bylaws.

**Parking:** All parking would be onsite. I understand the bylaws allow 1 car per 4 guests. I would provide parking area in the rear of the property for approximately 60 cars (270'x60' approx.) and be under that requirement. I would install a private drive along the east of side of the property that would lead to the parking area. I have already submitted highway access permit application for the private drive to the Town of Chester. See attached Parking Plan

**Restrooms:** The property is served by a septic system. For a variety of reasons I would not rely on or use the septic system for weddings but instead make use of a 3 station portable restroom trailer.

Thank you for your time in consideration of this matter.

Sincerely,



David Doucette

**EXHIBIT F**

November 15, 2023 (revised)



**PARKING PLAN**

76 GOLDTHWAITE ROAD  
CHESTER, VT 05143





VERMONT

EXHIBIT A

# Application for Hearing before the Development Review Board

Applicant name: Scott Lemaire

Applicant address: 1202 Branch Hill Rd., Readsboro VT.

Applicant email: Scott Lemaire 2@yahoo Phone: 802-379-5510.

Landowner name (if different): Whitten Rd LLC

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

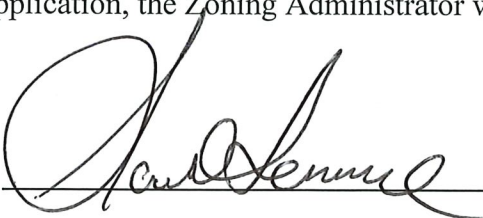
Landowner email: \_\_\_\_\_ Phone: \_\_\_\_\_

Location of property: O Whitten Rd.

Description of Request: Campground, 6 Cabins, 1 Bathhouse.

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  Date 10/25/23.

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

Parcel Map #: 06-01-11 Zoning District: CR DRB Case #: 603

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

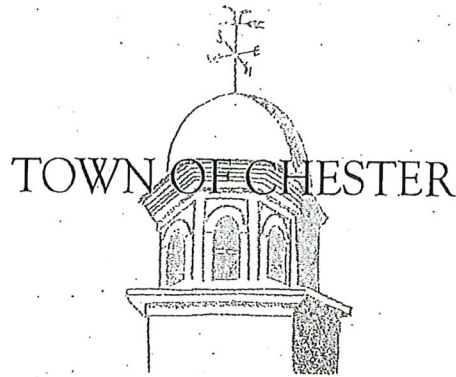
Appeal of decision of Zoning Administrator,  Other \_\_\_\_\_

Received with \$200 application fee  (ZA initials) Date 10/25/23



# 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

Scott Lemaire and Whitten Road, LLC have applied for a Conditional Use Permit to establish a 6-cabin campground at the property located at the end of Whitten Road in the Town of Chester.

The Town of Chester Development Review Board will conduct a site visit at 2:30 PM on Monday, November 20, 2023, meeting opposite the driveway for 318 Whitten Road, and will hold a hearing on this application at 6:00 PM on Monday, November 20, 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 27<sup>th</sup> day of October 2023.

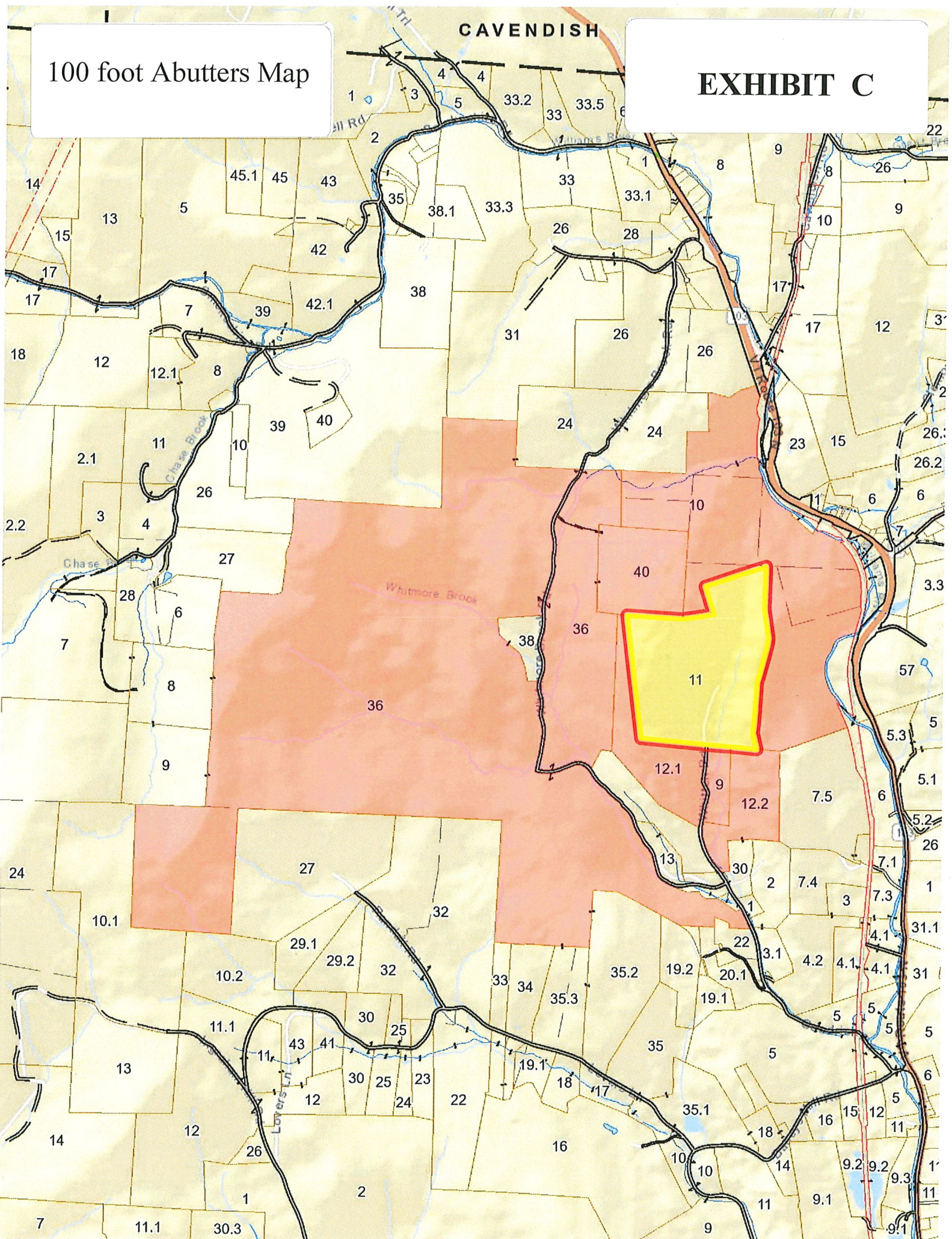
Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



100 foot Abutters Map

CAVENDISH

EXHIBIT C







**100 foot Abutters List Report**  
 Chester, VT  
 October 30, 2023

**EXHIBIT D**

*Mailed 10/31/23*

**Subject Property:**

Parcel Number: 060111  
 CAMA Number: 060111  
 Property Address: 0 WHITTEN ROAD

*Whitten Road, LLC*

Mailing Address: ~~STALTER, ROWLAND B~~  
~~818 BOCAGE LANE~~  
~~MANDEVILLE, LA 70471~~

**Abutters:**

Parcel Number: 060109  
 CAMA Number: 060109  
 Property Address: 318 WHITTEN ROAD

Mailing Address: REED, WALTER H & MELODY M  
 318 WHITTEN ROAD  
 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: 060112100  
 CAMA Number: 060112100  
 Property Address: 707 WHITTEN ROAD

Mailing Address: LAURENCELLE, ROBERT  
 186 COLLINDALE DRIVE  
 MERIDEN, CT 06450

Parcel Number: 060112200  
 CAMA Number: 060112200  
 Property Address: 972 WYMANS FALLS ROAD

Mailing Address: BOWEN TRUST AGREEMENT, LINDA E  
 7 COUNTRY CLUB TRAIL  
 KILLINGWORTH, CT 06419

Parcel Number: 060136  
 CAMA Number: 060136  
 Property Address: 0 LOVERS LANE ROAD

Mailing Address: OWL HILL RESERVE LLC  
 2356 LOVERS LANE ROAD  
 CHESTER, VT 05143



www.cai-tech.com

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# EXHIBIT E

## Whitten Road LLC - Proposed Campground Narrative

**Introduction:** Nestled amidst the natural beauty of Chester, Vermont, lies a 150-acre parcel of pristine wilderness, waiting to be transformed into an off-grid campground, a haven for adventure seekers and nature enthusiasts. Our narrative begins with a vision - a vision of creating a sustainable, eco-friendly, and immersive outdoor experience for all who seek to reconnect with the serenity of nature. Our property on Whitten Road boasts breathtaking landscapes, from rolling hills and dense forests with colonial stone walls leading to scenic vistas. This parcel of land, untouched and unspoiled, offers a unique canvas for an off-grid campground where nature takes center stage.

**Embracing Sustainability:** Our vision centers on the principles of sustainability and eco-consciousness. Our initial plan is to build a centralized bathhouse designed to support up to four bathing units including showers, toilets and sinks. The bathhouse will initially support six cabins of approximately 250 square feet each. The campground will support "off-grid living" which minimizes the carbon footprint and serve to educate visitors on the importance of preserving our environment. Solar panels, composting toilets, and rainwater harvesting systems will be utilized in the campground design. If proved successful, additional cabins may be added at a future date supported by the appropriate level of infrastructure.

**Recreation Opportunities:** The off-grid campground will encourage visitors to disconnect from the hustle and bustle of urban life. Activities like hiking, wildlife watching, and stargazing will be the main attractions, fostering a deeper connection to the natural world. Additionally, the trails within the property may serve to encourage seasonal activities such as mountain bike riding or cross-country skiing. Given the proximity to the VAST trails system, when the project is operational, we will explore additional recreation opportunities including snow mobile rentals.

**Community Partnerships:** As the campground gains traction, it is our intention to collaborate with local businesses to provide authentic Vermont experiences. Visitors can savor locally sourced foods and connect with the rich culture of Chester and the surrounding communities.

**Inclusiveness:** We envision the campground as a destination for all and not just for experienced outdoorspeople. The project will be designed to accommodate individuals and families of all backgrounds and abilities, with accessible amenities and inclusive activities.

**Conclusion:** While technology is an integral part of modern life, this campground will offer a unique opportunity to unplug. There will be limited connectivity, encouraging visitors to fully immerse themselves in the natural surroundings. Our dream of an off-grid campground is more than a business venture; it is a commitment to preserving nature's beauty, fostering a sense of community, and providing a place where people can truly reconnect with the earth. With your support, we can turn this vision into a reality, making Chester a destination for all who seek solace, adventure, and a deeper connection to the wild.

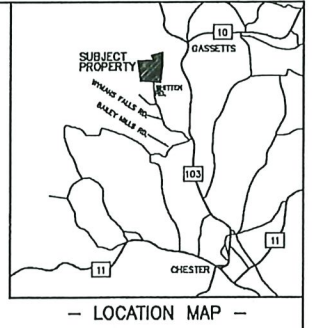
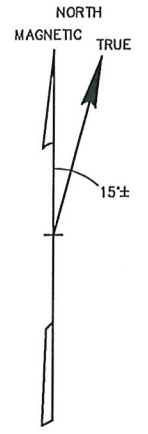
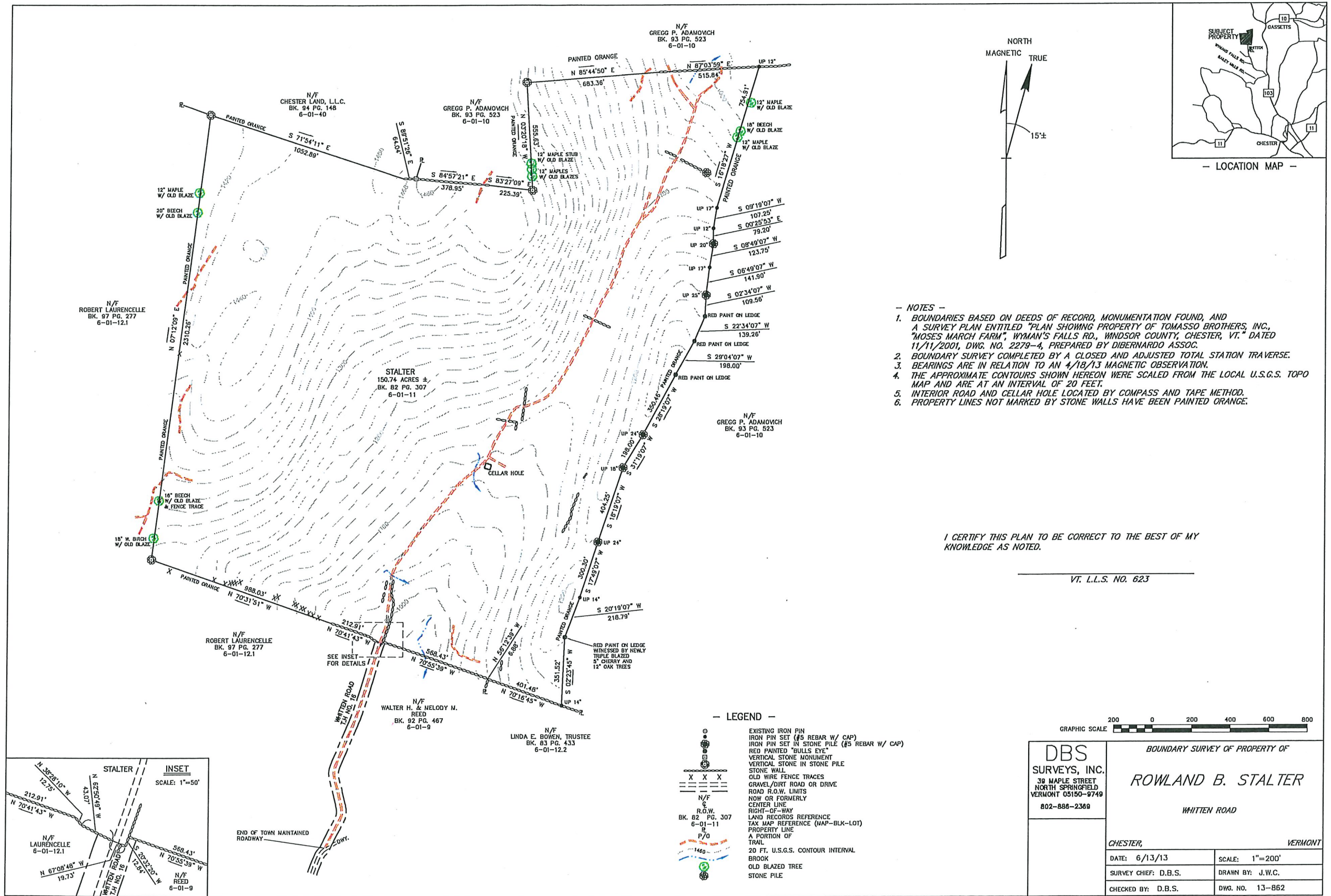
# EXHIBIT F

## Whitten Road LLC - Proposed Campground Road Access

On November 16, 2023 Scott Lemaire met with Kerby Putnam from the Town of Chester to discuss road access to the Whitten Road property. Based upon these discussions, the project will include steps to address the following matters:

- Addition of 2-3 culvert pipes to address run off areas
- Cleanup and pullback of existing drainage ditches along the sides of existing access road
- Skim back of top existing internal road surface utilizing a bulldozer to bring the crown back in areas it has settled
- Creation of 2-3 pull offs to allow for oncoming traffic to bypass safely
- Installation of final dress up top-coat where necessary with  $\frac{3}{4}$  screened stone
- Creation of a swale approximately 50 yards from access entrance to direct water away from the access road



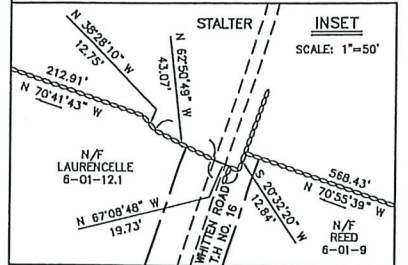


- NOTES —
- BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND, AND A SURVEY PLAN ENTITLED "PLAN SHOWING PROPERTY OF TOMASSO BROTHERS, INC., "MOSES MARCH FARM", WYMAN'S FALLS RD., WINDSOR COUNTY, CHESTER, VT." DATED 11/11/2001, DWG. NO. 2279-4, PREPARED BY DIBERNARDO ASSOC.
  - BOUNDARY SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE.
  - BEARINGS ARE IN RELATION TO AN 4/18/13 MAGNETIC OBSERVATION.
  - THE APPROXIMATE CONTOURS SHOWN HEREON WERE SCALED FROM THE LOCAL U.S.G.S. TOPO MAP AND ARE AT AN INTERVAL OF 20 FEET.
  - INTERIOR ROAD AND CELLAR HOLE LOCATED BY COMPASS AND TAPE METHOD.
  - PROPERTY LINES NOT MARKED BY STONE WALLS HAVE BEEN PAINTED ORANGE.

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

VT. L.L.S. NO. 623

- LEGEND —
- EXISTING IRON PIN
  - IRON PIN SET (#5 REBAR W/ CAP)
  - ⊕ IRON PIN SET IN STONE PILE (#5 REBAR W/ CAP)
  - ⊖ RED PAINTED "BULLS EYE"
  - ⊙ VERTICAL STONE MONUMENT
  - ⊙ VERTICAL STONE IN STONE PILE
  - STONE WALL
  - - - OLD WIRE FENCE TRACES
  - - - GRAVEL/DIRT ROAD OR DRIVE
  - - - ROAD R.O.W. LIMITS
  - N/F NOW OR FORMERLY
  - ⊕ CENTER LINE
  - ⊕ RIGHT-OF-WAY
  - ⊕ LAND RECORDS REFERENCE
  - ⊕ TAX MAP REFERENCE (MAP-BLK-LOT)
  - ⊕ PROPERTY LINE
  - ⊕ A PORTION OF TRAIL
  - 20 FT. U.S.G.S. CONTOUR INTERVAL
  - BROOK
  - OLD BLAZED TREE
  - STONE PILE

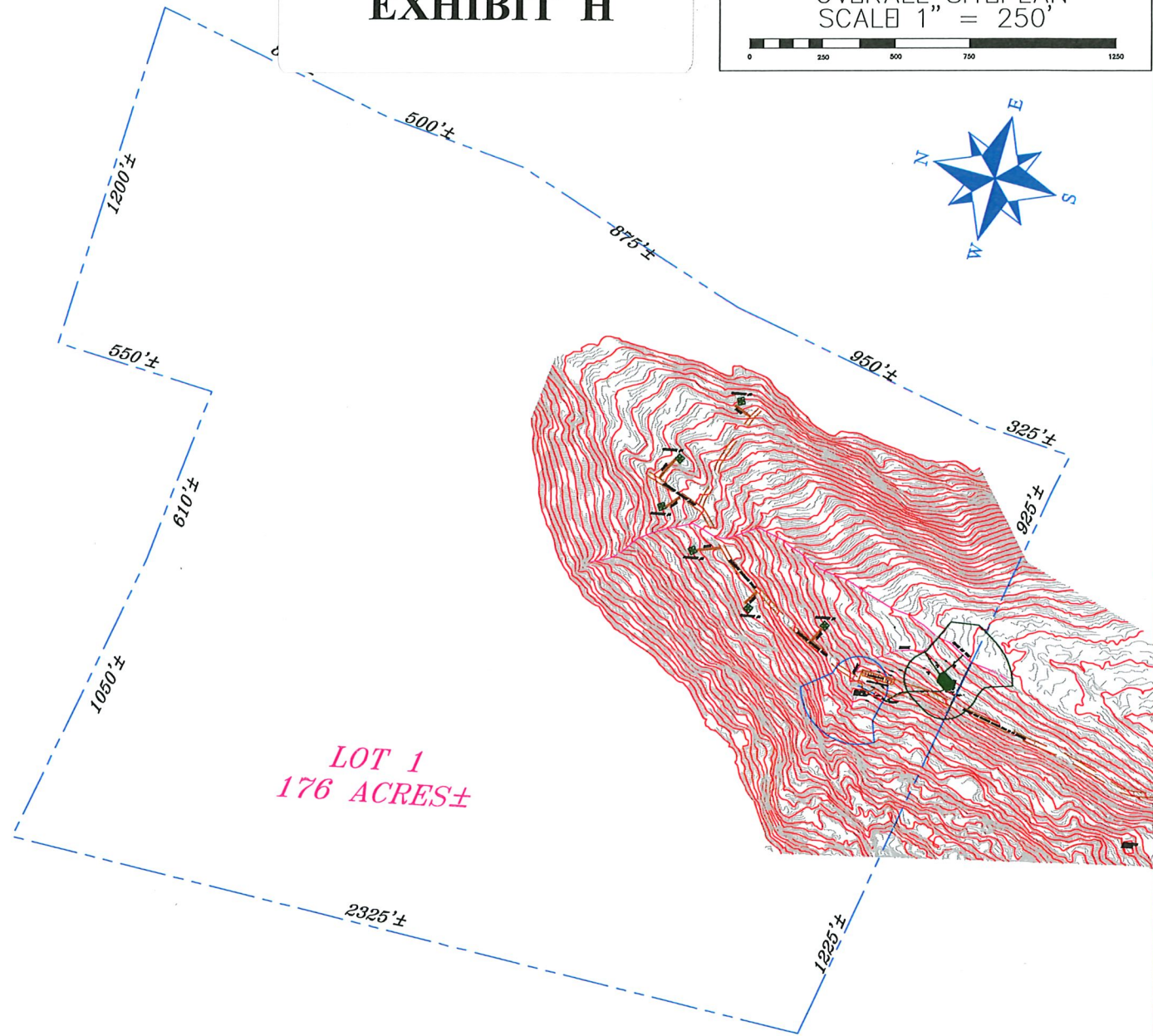
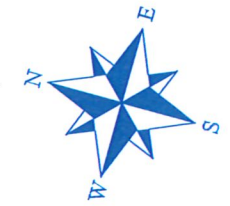
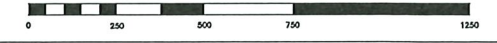


<b>DBS</b> SURVEYS, INC. 39 MAPLE STREET NORTH SPRINGFIELD VERMONT 05150-9749 802-886-2369	BOUNDARY SURVEY OF PROPERTY OF <b>ROWLAND B. STALTER</b> WHITTEN ROAD	
	CHESTER, VERMONT	VERMONT
DATE: 6/13/13	SCALE: 1"=200'	
SURVEY CHIEF: D.B.S.	DRAWN BY: J.W.C.	
CHECKED BY: D.B.S.	DWG. NO. 13-862	



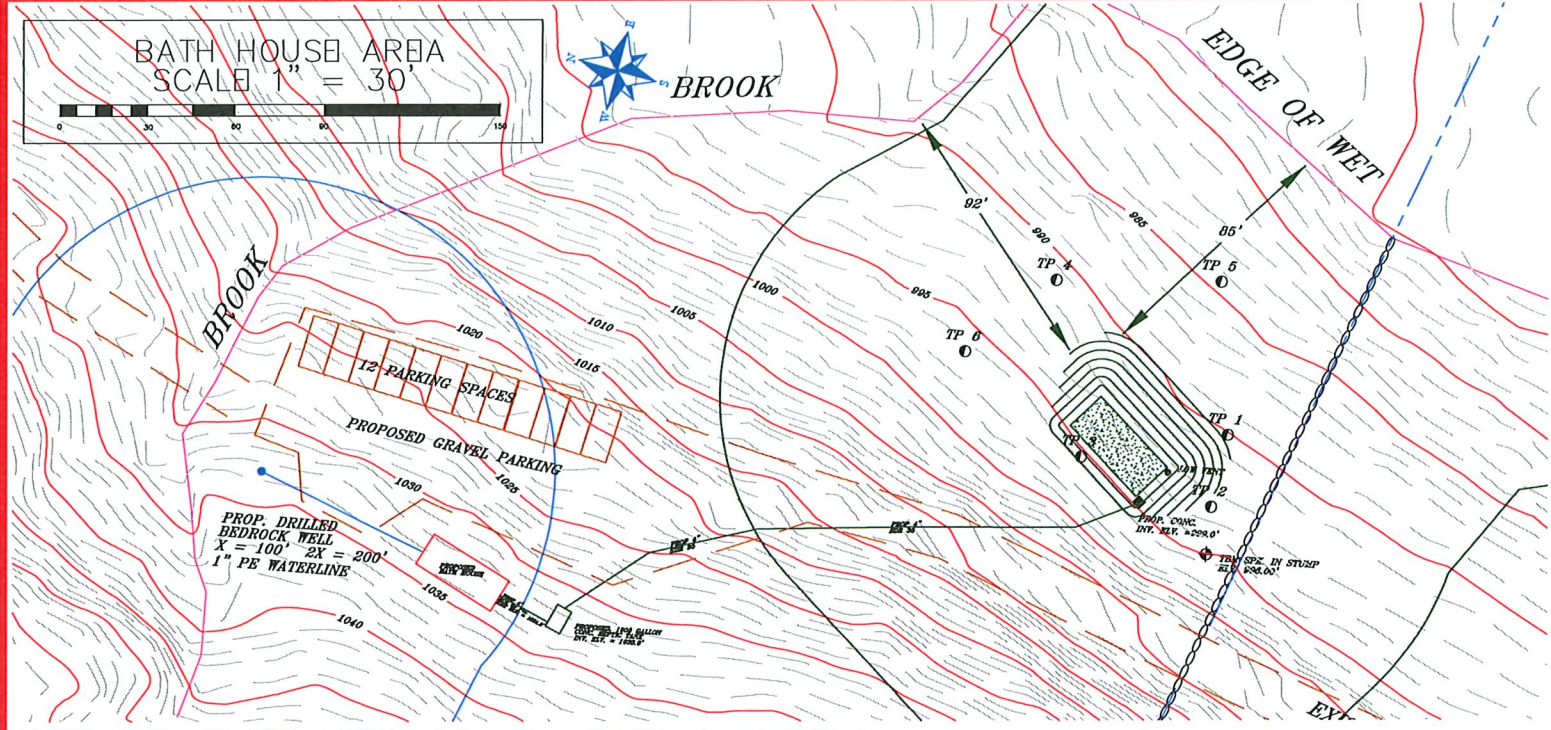
# EXHIBIT H

OVERALL SITEPLAN  
SCALE 1" = 250'

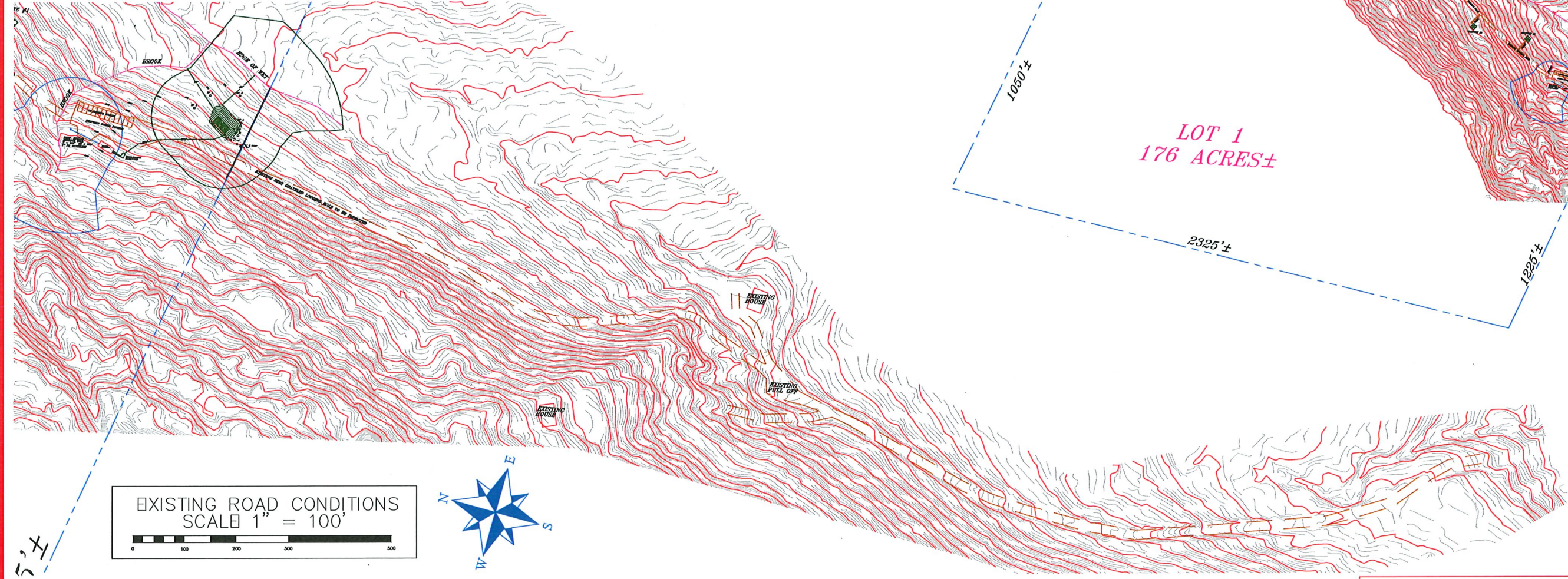
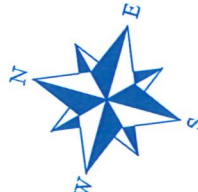


LOT 1  
176 ACRES ±

BATH HOUSE AREA  
SCALE 1" = 30'



EXISTING ROAD CONDITIONS  
SCALE 1" = 100'



RAPANOTTI SEPTIC DESIGN

TOWN PLAN

Whitten Road LLC  
Chester Vermont

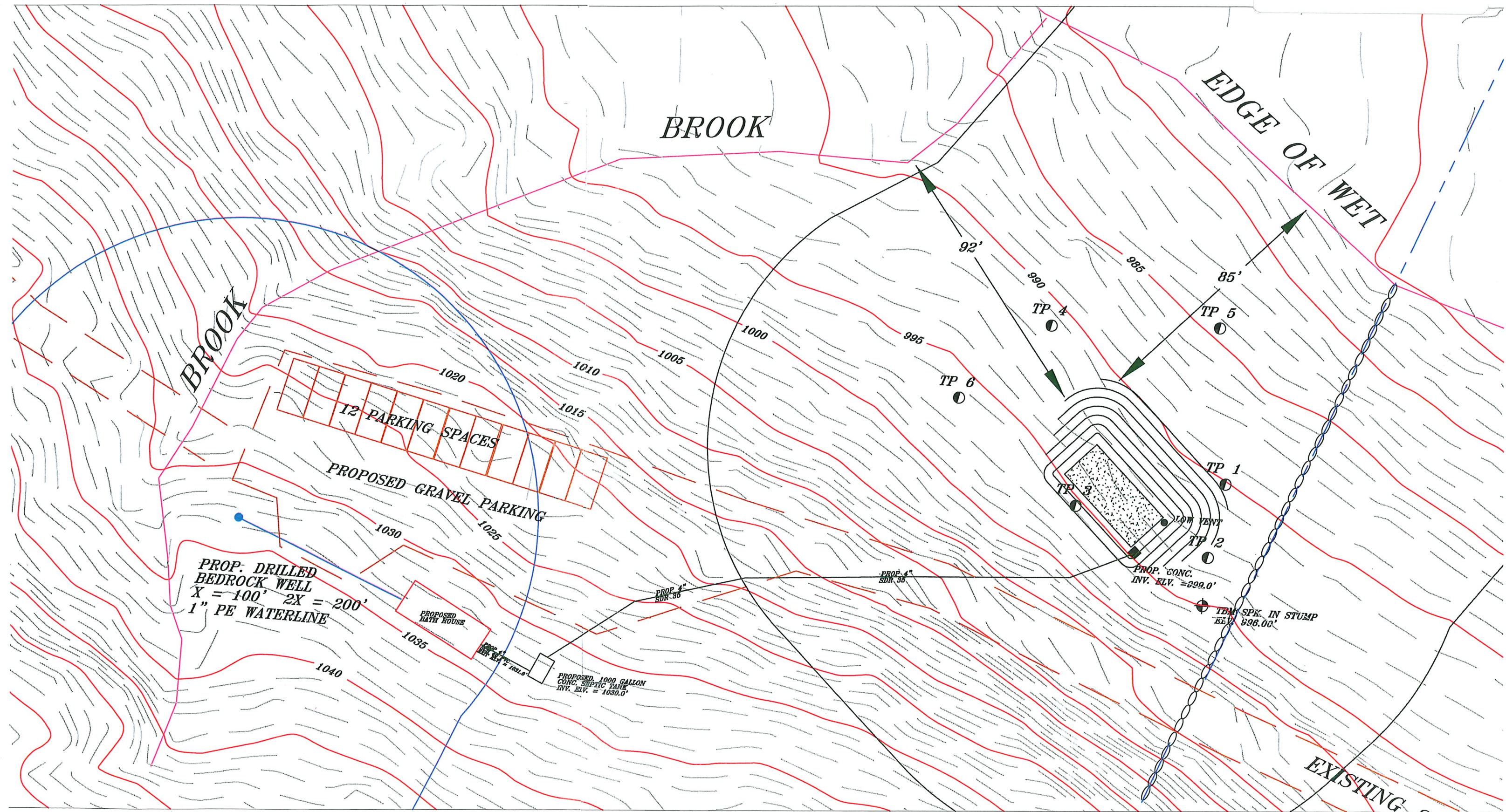
DATE	Nov 1, 2023	SCALE	AS NOTED	PROJECT NO.	23-1034
REVISIONS					

BRIAN RAPANOTTI  
VERMONT LICENSED DESIGNER TYPE B #514  
PO BOX 11, SPRINGFIELD, VT 05156  
TEL. # 802-289-9917











Campsites 1-6 (Nov 1, 2023)

