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**TOWN OF CHESTER
PLANNING COMMISSION
February 5, 2024 Minutes**

Commission Members Present: Cathy Hasbrouck, Hugh Quinn, Tim Roper, and Barre Pinske at Town Hall.

Staff Present: Preston Bristow, Zoning Administrator/Town Planner, at Town Hall; Susan Bailey, Recording Secretary, via Zoom.

Citizens Present: Peter Hudkins and Jason Rasmussen, of MARC, at Town Hall; and Steve Mancuso and Joy Slaughter on Zoom.

Call to Order

Chair Hugh Quinn called the meeting to order at 6:33 p.m. and expected that Barre would join them soon.

Agenda Item 1, Review and Approve Minutes from January 8, 2024, meeting

Tim moved and Cathy seconded a motion to review and approve the January 8, 2024, minutes. Tim noted page 4 beginning on line 26 should have read “rather than minimum lot sizes.” Hugh agreed. Tim said page 5 line 38 should have read “Route 11 West” if nobody objected. There were no objections. The motion carried and the minutes were approved, as amended.

Agenda Item 2, Citizen Comments

(Barre joined the meeting during Steve’s comment.)

Steve Mancuso understood there was funding for developmental studies for housing by the old high school and they were state sponsored studies. It was a negative growth state, and this was the state’s response to the housing crisis. He said he knew the Planning Commission had tried to study Chester’s infrastructure. Whatever development happens in Chester, whether legacy, adaptive, mixed-use, or whatever, it always falls back on the infrastructure, and nobody would come to Chester to develop anything unless there was adequate infrastructure, such as water, roads, bridges, and even the internet, so Steve was curious and wondered if part of the studies would focus on infrastructure. Steve wondered how the infrastructure was faring and if the reports would be made public. Hugh thought the work would be driven by the housing commission at this point and was aware of the funding and the project and thought it was another good place to keep in touch with that body of work. Hugh thought it was a good comment to remind them of the infrastructure needs that would be obvious to make any substantial improvements.

Agenda Item 3, Continue discussion on Rural district map and UDB updates.

Hugh said they had an initial meeting with planning and brainstorming and Jason had listened and as a result, was taking a stab at some potential map changes as well as some changes to the

1 language for what they are calling the rural districts.

2

3 Jason said Cathy had pointed out there was a mistake on the map. Jason noted that where it said
4 Residential 3 on the map, it should say Residential 2. Jason said there was draft language and a
5 table that included a summary of uses. They took the remainder of the Residential 40 District,
6 which was roughly 1 acre lots and renamed it Residential 2. It wasn't a concentric circle but a
7 concentric area surrounding the neighborhood and other parts of the village. It would be an outer
8 ring and denser for housing, but generally relied on onsite water and sewer. He was discussing it
9 as a 2-acre district. Preston and Jason looked at the Mixed-Use District and looked at Adaptive 3
10 in more detail. They sketched out what would be a mixed-use district on the south end of Route
11 103. They thought that area and Gassetts may be mixed-use districts in feel but not in land use and
12 dimensional standards and thought it would be a different class like Stone Village and have mixed
13 use for water and sewer. They looked at what is currently Residential 120 and called it Rural 5 and
14 sketched it out differently on the map. What is currently called the Conservation/Residential
15 District, they are now calling Rural 8. They had looked at the larger forest lot maps and wildlife
16 maps and Jason sketched out a larger part of town. There are two spots in town called the Forest
17 District which are unchanged except what he may be calling Conservation. Cathy asked if they
18 ever came up with a reason for changing the minimum lot sizes and rearranging the rural districts.
19 Jason said they began with the infrastructure piece in the Village and vastly increased the density
20 amounts allowed there. When there is on-site water and sewer, there are generally bigger lots and
21 they thought the further out you go, the larger the lot sizes or the lower the density should be. They
22 started initially discussing Residential 1 and Rural 3. Tim liked the illustration showing the
23 difference between minimum lot size and density and asked if the rural district would be either a
24 minimum lot size of 5 acres or a density that aligns with it. Jason said what he was calling
25 Residential 2 was strictly a minimum lot size situation. When they got to the rural districts, Rural
26 5 and Rural 8, he thought minimum lot size went away and was only density standard in those two
27 rural districts. His thought process was it provides more flexibility so someone out there with a
28 10-acre lot may become a Rural 5 District and could make 2 different lots, but it still maintains the
29 overall rural density. Tim asked if a landowner would have a choice of how to divide their lot and
30 Jason said as currently written, they would. Tim liked that. Hugh said density-based zoning would
31 prevent what they call rural sprawl with a ton of 5 acre lots with one house on them. Moving out
32 of Residential 2 into 5 and 8, it provides flexibility to create a compact development if there's
33 enough open space around it and one of the reasons that they started to lean that way.

34

35 Peter Hudkins said as they do that, they would be going down to 1-acre where you needed to make
36 your own sewer and water and it didn't make sense to him because on a 1-acre parcel, they are
37 saying they don't have enough room for water and sewer, so now they would have sewer on
38 another piece of property with an easement and that never goes well. The rule of thumb was 3
39 acres for water and sewer, and he thought getting it on 1-acre was a big stretch. With respect
40 to the map, Peter said Gassetts is usually farther up to where the gas station is and has been industrial
41 since the beginning of flagsmithing and thought it should stay that way. Jason said nothing was
42 written in stone and it was to just get thoughts out. Jason said there was flexibility for lot sizes and
43 could be what the owner wanted but they would still need water and wastewater permits and could
44 make things work and there still needed to be septic easements on someone else's land, but a 1-
45 acre lot was too small. Barre said when he was on Cape Cod, they had municipal water, but
46 everyone had a septic. As Barre goes through the rural areas that are more like neighborhood, he

1 isn't thinking of the lots as a full acre and wondered if they were in most places. He didn't want to
2 question Peter's logic but wondered what had been done. Barre asked what was normal. Barre
3 wondered what they had going on in Killington and if they had water and sewer through there.
4 Preston said Killington had water and sewer, but it was a patchwork of water and sewer including
5 the ski area, the town, and a fire district, but they wish they had more. There are people outside
6 the bounds who want to build things. Barre asked if he knew as a town planner, what was normal
7 and needed for water and sewer. Preston thought Peter was right and if a mound wasn't needed, it
8 could go on a small area but most of Chester isn't like that. Hugh wondered if the notion of
9 community well and septic was something people discuss but don't do and if it was viable. Jason
10 said some people do it and a subdivision may have a septic or water system that serves the entire
11 subdivision but comes with extra stuff and a lot of developers don't want that. Barre said one of
12 his art collectors lived in a place like that in Ludlow where the houses are on the outside of the
13 circle and share water and sewer. Barre noted a lot of people had shared driveways. It would have
14 to be part of the development plans for community water and sewer by the person who subdivided.
15 Preston thought for many small communities, it was too expensive to put in a sewer plant, but the
16 state is pushing neighborhood water and sewer. A typical house is 3-bedroom and a system that
17 can handle 20 or more bedrooms would be a serious septic system. Hugh was hearing it was doable
18 but not practical, and someone must manage a homeowner's association and figure out how to deal
19 with it when something needs to be done. Preston said it was raising a lot of questions he could
20 investigate. Preston said when a system is a certain size even if it's privately owned, it's considered
21 a public system. Barre said the reality is the plan as it's drawn up could work and is about flexibility
22 and to keep as much open space as possible. Preston said it made more sense from a wildlife and
23 forestry point of view to have smaller house lots. Jason heard from Peter that maybe the example
24 drawn wasn't great because it was showing 1 acre lots that maybe should be 2 or 3 acres. Jason
25 said the lot size could be as small as possible based on water and sewer, or they could say they
26 have flexibility but there would be a minimum size. Barre said if it was a collective thing, he
27 wondered if they would want houses closer together if they were going to have shared water and
28 sewer. Barre thought the number of places on a property was more important rather than lot size
29 and Jason agreed. Barre thought if they had water and sewer and were willing to pay to do it, the
30 point was to get as much space as possible and have the limit of the houses. Jason was struggling
31 with what the setbacks should be and how to set one standard that works for everything. Jason
32 wasn't sure he had found the answer yet. He said the UDB excerpts in the Rural 5 District. Hugh
33 said the logic behind R-5 and R-8 in terms of taking the density-based approach and it seemed like
34 it could be good and may not be practical in all cases and they would need to meet their water and
35 sewer requirements so a minimum lot size may be 2 acres, but it didn't seem like there was any
36 good reason not to do it. Before they moved into the language, they had discussed the notion of a
37 wildlife corridor and wondered if R-8 would move the needle in a positive way or if there was
38 some other rationale behind it. Jason said it wasn't perfect but thought it moved the needle in the
39 right direction. Jason mentioned on the map there were two larger wildlife tracks to the north and
40 south of town and a lot of remote larger lots on the west part of town and a lot of those same lots
41 were already in the current use for the Department of Forestry and suggested they encourage them
42 to stay as a working landscape. If they stay large, it enables forestry to happen and maybe farming
43 down the road. They're not preventing development from happening and hopefully there's still
44 intact habitat corridors that connect to the larger areas north and south of town. Jason thought it
45 was a step in the right direction from that vantage point. Tim thought that was a good approach
46 and for a future Planning Commission, if development happened, they may have to keep corridors

1 open for what's left at that point. Tim noted in January they had discussed trying to overlay a map
2 of current use properties over that and wondered if they had done that. Jason said they would, and
3 Tim thought it would help him and others to get a better understanding and hoped it would align
4 well. Hugh said they had mixed-use in Gassetts and 103 South but would do something showing
5 how mixed-use looked in the Village with public services and how mixed-use looked in the rural
6 areas because they were doing their own water and sewer and Jason agreed. Jason said mixed-use
7 in the Village, where there is water and sewer, had 1/5 of an acre minimum lot size. Mixed-use on
8 the outskirts, which is Adaptive 3, the minimum lot size was 3 acres. Jason said they could discuss
9 whether that was the right number but agreed with what Peter had stated earlier for on-site water
10 and sewer and would be a starting point for conversation.

11
12 Hugh wondered if the section of the map that included Marc Drive should be in Residential 2 or
13 become part of neighborhood and couldn't remember and wondered their thoughts about whether
14 it should be Neighborhood. Preston said it had been discussed a lot and because it didn't get put in
15 Neighborhood the last go around, he thought the consensus was that it wouldn't go in
16 Neighborhood. Preston didn't think it was likely to get public sewer. Cathy added it wasn't flat
17 and there were a lot of hills and valleys. Peter said Marc Drive is broken up on the minimum lot
18 and sewer sizes but on the other hand, the problem they were having is you didn't need a backup
19 sewer system, so each lot has a well and sewer on it. Sewer would be hard to get in there but not
20 water, as it goes by on Church Street. The lot sizes are 3 to 5 acres. Tim noted there were a couple
21 smaller ones, but most were 3 acres. Barre wanted to understand what an acre was so he could
22 have an opinion. Cathy said it was 43,565 square feet. Barre wanted to know what the dimensions
23 were if it was a square and Hugh offered 200 x 200. Jason thought 200 x 220 feet. Barre compared
24 it to the size of a football field and Hugh thought 70 yards and Barre thought that was big as a
25 football field was 50 x 100.

26
27 Peter said Gassetts was mixed-use but noted they had auto fuel on there and could see a gas station
28 there but not in a lot of the other areas that were mixed-use. Hugh asked if gas station was left
29 under mixed-use in the Village and Jason said it was conditional use. Barre said it was his idea to
30 have the red on the map different by the Sunoco and Jiffy Mart because of the gas station issue.
31 Barre said they didn't want it across from Town Hall and had thought about it when he was at the
32 Jiffy Mart because anytime a tractor trailer wants to stop for coffee, they park on the side of the
33 road, so, people are driving in the other lane. Barre thought it made sense not to allow a place like
34 that there because of that happening and thought it would have done better where the storage units
35 are because of the room provided for tractor trailers to pull in but was water under the bridge. Barre
36 said there was a place across from the Sunoco for parking where the Welcome to Chester sign is.
37 Hugh thought they would need to revisit the mixed-use uses as they move to rural areas because
38 they may have been focused on the Village areas when they first did it and if necessary, re-visit it
39 and Tim suggested they re-name it. Hugh agreed if there was such a huge use mismatch, they could
40 do that, and Barre agreed. That appealed to Preston by including it in the title.

41
42 Cathy said they would extend some kind of mixed use to Route 103 where Spauldings and Chat
43 and Chew used to be. Jason didn't think the Gassetts district went that far up. Peter said Spauldings
44 were spotted out. Jason said they may have mistakenly omitted one of them but the rest of them
45 were not there. Barre asked about the other side of the road if they were going to make it a business
46 area. Peter said what had been developed there had been broken up into lots. Tim confirmed where

1 the red on the map ended was the Cavendish Gulf Road. Peter pointed out where it flooded
2 including Spauldings and Kim's Car Care. Peter said it was all floodplain that flooded in Irene and
3 ice jams and a ledge that goes across the plain forces the water across the other side. Hugh
4 wondered about it a year ago if they would ever make floodplain or flood fringe in the rural districts
5 part of a variation of open space. Jason said although it wasn't on his radar, they could. Preston
6 said when they first discussed it, he had wanted to stick to other parts of town but now that they
7 were getting there, they could. Peter said there was another federal flood map coming out, so the
8 current flood map is way off, and they needed to wait until they got the new map. Preston agreed
9 and was told the designated floodplain was done by boots on the ground in 1975 and for Gassetts,
10 thought someone drew lines on a map in a basement in Texas and it wasn't accurate. Hugh
11 confirmed there was nothing other than the Spauldings Garage that they needed to consider, and
12 Barre asked if they had to do it or if it was a grandfathered use. Peter said there were a whole lot
13 of uses and they couldn't do, and it had been a restaurant and a gun shop and other commercial
14 uses. It couldn't be expanded because of the river and there were three commercial buildings and
15 two residences on it. Peter said if they decided to do this, it would eliminate all those uses. Peter
16 said it wasn't until 2014 that they put it back into a commercial area and before that it was only
17 holding on by a thread because it had been continually used and once the use went by, it was done.
18 Barre said if they decided not to include it in commercial use, it wouldn't hurt the Spauldings
19 because they could do what they were doing there until they decided to sell it. Peter said it would
20 hurt the Spauldings when they sold it if it was only a residential neighborhood and Hugh
21 questioned if legacy use would apply. Peter said they could to a certain extent. Tim said the use
22 wouldn't be able to be changed from the current one. Barre didn't want to do anything to create a
23 hardship for the Spauldings. Hugh recognized the current zoning map included that spot and was
24 part of the Gassetts Hamlet. Jason said they could put it back in as red and not purple. Tim asked
25 if they should also do that for Kim's Car Care and Peter noted it was in the flood zone and they
26 wouldn't be able to rebuild if it got flooded out. Barre asked if they could fill the floodplain in
27 there and Peter said no that it was frowned upon. Hugh didn't care what color they made it because
28 the flood overlay would drive the ability of what could or could not be done there.

29
30 Barre wondered if the current conservation area was advocated for by the owners and how it was
31 determined, and Tim pointed out that they were Town Forests. Jason agreed that the conservation
32 area was publicly owned land. Barre noted there was a difference between town owned land and
33 town owned forest. Preston said they didn't want to label the town owned land behind the high
34 school as conservation because they wanted to put housing on it. Hugh thought they were feeling
35 good about the maps and recommended they study the bylaw language as homework so they could
36 dive into it at the next meeting and determine if it made sense and give more thought to the Village
37 mixed-uses versus rural mixed-uses and how they would view setbacks in areas where they do
38 density-based zoning. Barre wondered if Jason saw different setbacks for different types of density
39 with respect to the larger land areas, so if the houses were closer, the setbacks would be less or if
40 he had one number for the whole thing and had everything apply to it. Peter thought the idea they
41 needed to consider was that they were dirt roads and if your house was close to one, the windows
42 aren't open, or the house is dusty, and they would want more than a 20-foot setback. Barre was
43 thinking not so much about the front and back setbacks but those between the buildings. Tim
44 wondered why the R-2 setbacks wouldn't work for everything in rural. Hugh said they might and
45 when they were doing the admin updates, they created a rule of thumb that setbacks were some
46 percentage of the lot size, so a more compact development in a rural area could have smaller

1 setbacks but a huge lot in a rural area would have a bigger setback and there would be a formula
2 to allow that. Tim said they were similar through all the rural districts now. They thanked Jason
3 for his work.
4

5 **Agenda Item 4, Review 1st draft of proposed UDB updates to allow LED signs.**
6

7 Preston said there was a booster group that wanted to raise money to erect an LED sign on the
8 front of the high school, which are common. A lot of towns in Vermont have adopted rules that
9 only permit school and municipal properties to have LED signs. Jason had some concern about the
10 legality, but a lot of communities do it. Preston said both Springfield and Burlington bylaws
11 address LEDs and Jason's document was based on Springfield's and Preston's was based on
12 Burlington's. They are similar and neither realized until this meeting that they had duplicated the
13 work, but now the Commission had the benefit of both options. The group probably won't have
14 the money raised for the sign for a year. Barre said he lived in a historic district in Cape Cod that
15 required board approval for painting his house and couldn't appreciate their rules but having
16 moved to Chester which he thought had gotten less charming since he moved here. He saw things
17 like this changing the charm which was part of what people liked about Vermont villages being
18 lost in time, which related to the inability to have different sorts of development unlike big modern
19 thriving cities. Chester is an interesting thriving town but the more character they lose, the more
20 charm they lack. Barre thought the sign would affect the charm and was horrified by the one in
21 Springfield and glad Chester didn't have one. Tim also doesn't like the sign in Springfield but the
22 fact it may not be legal to limit LED signs only to schools and municipal buildings, he wondered
23 if they would open a can of worms by allowing them and providing an opportunity for a business
24 to have one. Tim noticed that Sunoco had recently changed their sign but had previously had a
25 back lit sign and thought it may have been allowed as a legacy use. Preston said he had approved
26 the sign on that basis. Tim wondered if it was an LED sign and Preston said it was. Hugh didn't
27 have a strong position yet but could appreciate the ease of changing the message on the sign and
28 wondered what the objection was. Barre said displaying a price on a sign was one thing but a sign
29 that spins and twirls is different. Tim said that had been covered in A through O. Barre wasn't anti-
30 technology but thought they were bright and didn't like them and thought given social media,
31 weren't necessary, unless you weren't involved in social media. Barre thought it was a difficult
32 decision. Hugh agreed about the brightness and the ability to do animation and graphics so that it
33 didn't look old fashioned but wondered if they would be against one that looked old fashioned.
34 Barre said currently the school doesn't have one right now and they put things out when they have
35 a school play. A store that didn't have an antique sign could put one in a wheelbarrow and put it
36 out daily. Barre thought that living in a charming old-fashioned town to get away from the glitz
37 but suddenly there's something there like that, it wasn't appreciated. Hugh compared it to the
38 charm of the carwash and storage units. Barre recalled when he moved to Chester, there was a
39 white house on the corner where the Jiffy Mart is and no Dollar General, so the charm of the town
40 has shrunk to the Green and Stone Village and referred to his own property with chainsaw carvings
41 and junk in his yard and it wasn't as charming as it once was. Barre thought they needed to decide
42 if they were going to make it more charming and draw a line in the sand somewhere. Peter said an
43 LED sign was bigger than any sign allowed in the town and didn't make sense and shouldn't be
44 bigger than what is currently allowed. Peter said Ludlow doesn't allow LED signs, but Cota &
45 Cota put a special window in for their LED sign inside the store. Barre said that was a loophole
46 and wondered what the benefit of an LED sign was given the gaudy nature of it and suggested

1 using a television in a wooden frame with a picture with an old-fashioned sign. Hugh asked Cathy
2 about her feelings, and she thought it was a strong temptation for someone to not follow the
3 conditions of having one but also saw the benefit, such as announcing snow days and parent-
4 teacher conferences. Cathy said there is a similar sign with plastic lettering in front of the
5 elementary school. Hugh wondered about Facebook or other ways to get the message out. Barre
6 said an LED sign was a lot of money for something they didn't need and suggested a sandwich
7 board. Hugh said they don't get to judge the value as a Planning Commission whether it's needed.
8 Tim thought if it wasn't needed, it took the impetus away of approving it. Hugh questioned if as
9 Planning Commission members if they were qualified to judge the need. Cathy was interested in
10 hearing from the Boosters as to why they wanted it. Hugh said if he were the one asking for a sign,
11 he would question who the Planning Commission was to judge whether they needed it and Tim
12 answered because that was what they do. Barre said he's on the Fall Festival Committee for
13 Chester and Lee Whiting can perform small miracles and gets a giant sign temporarily from the
14 state to promote the festival. Barre sticks out his Big Buzz yard signs and a giant sign out near the
15 road which he said wasn't legal, but they do it as part of the folk culture in the area with signs to
16 promote yard sales and other things. When you want to stay lost in time like Mayberry because
17 it's part of your culture, that's the way Barre views it and thought it affected their charm and
18 defined the character of the town and suggested they should consider a historic district, if
19 necessary. Hugh didn't think there was a lot of support for it and thought if the Booster Club
20 wanted to attend a meeting and convince them otherwise, something may happen but for now, it
21 wouldn't pass. Preston heard that too and would handle it as diplomatically as possible, and
22 someone could meet with the Commission if they wanted. Preston mentioned some towns say sign
23 regulations don't apply to municipal property and Woodstock and Killington are one of those
24 towns. Woodstock's high school has an LED sign which Preston thought was appropriate but
25 didn't like their fire department's sign. Hugh thought there were enough ways to regulate the use
26 so it could work but to Cathy's point, enforcement could be an issue.

27
28 Tim mentioned the town canopy plan, or what he calls street trees, that was created in 2017. It was
29 sitting on the shelf and Tim started seeing pictures posted by Carla Westine in the Historical
30 Society and the beautiful tree-lined roads with the canopy that met over the road, and he
31 remembered the canopy plan and only a few trees were planted. Tim reached out to Julie to see if
32 there was any traction and she put him in touch with some other people, and he's been trying to
33 stir up some interest and it has a full head of steam now and the town was just granted a \$48,000
34 grant with no match to remove some decrepit trees and ash trees in town and start planting trees
35 and getting a watering trailer and things like that. Tim wasn't trying to take credit but mentioned
36 he stepped out at the right moment and there were a lot of people behind it now and the reason he
37 brought it up was one of the areas of interest was the gateway to the village in the southern corridor
38 that doesn't look great right now and is high on their list to get some trees planted to help. Hugh
39 asked where the gateway to the village was, and Tim said where the Legion and carwash are. Peter
40 added there was a link to the plan on the town website and Scott Wunderlee had done a great job
41 years ago when he did it. Tim said Scott had been at a couple meetings and was an amazing guy.

42
43 Barre mentioned short-term rentals being in the news and one of the things they discussed was
44 what they called adventure stays and building specifically for that purpose. Barre had a personal
45 interest and hoped they could include language that allowed it to happen because it wasn't taking
46 an existing house and converting it into a short-term rental but building something unique for

1 short-term rentals and leave more of the homes for others. Hugh thought Barre had a good point
2 and saw it as a niche and not what mainstream regulations were trying to address. Tim thought it
3 could be a use. Hugh said it was in the Selectboard's hands right now and to let them continue to
4 make their decisions regarding regulations. Barre said he may talk to them.

5

6

Agenda Item 5, Adjournment

7

8 Tim moved to adjourn, and Cathy seconded the motion. The motion carried unanimously. The
9 meeting was adjourned at 8:00 p.m.

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**TOWN OF CHESTER
PLANNING COMMISSION
February 13, 2024 Minutes**

Commission Members Present: Cathy Hasbrouck, Hugh Quinn, Tim Roper, and Barre Pinske at Town Hall.

Staff Present: Julie Hance, Town Manager, and Preston Bristow, Zoning Administrator/Town Planner, at Town Hall in Julie’s office; Susan Bailey, Recording Secretary, via Zoom.

Citizens Present: Arne Jonynas and Steve Mancuso on Zoom.

Call to Order

Chair Hugh Quinn called the meeting to order at 6:38 p.m. and expected that Barre would join them soon.

Agenda Item 1, Citizen Comments

Steve jokingly asked them if they were going to wrestle, as the regular meeting room was being used by wrestlers.

Agenda Item 2, Downtown Transportation Funding Grant Application.

After encouragement, Julie had decided to apply for the Downtown Transportation Funds, a grant limited to towns designated as downtowns or village centers that have used Better Connection funds to receive a master plan for the village, and Chester had. The grant is \$200,000 with a 20% match or \$40,000. One of the things they had wanted to do was the electrification of the Green on the Information Booth side. The funds also are required to have a transportation component, so they need to do more than electrification. The Master Plan wanted to improve sidewalk crossings, curbing around the Green, and a pedestrian way in front of the shops on Common Street designating where pedestrians should walk. They would add access from Main Street to Brookside Trail directing people to the trail and connect Cobleigh Street parking to the Green. Julie added there was still necessary design work which would be Phase I and may include bringing the same group who worked with the Master Plan back or going out to bid and selecting a firm. V-Trans has programs that include pop-up demonstrations so they could do one in Chester to test the waters before things become permanent. The Selectboard had signed the resolution on Wednesday which also required the Planning Commission Chair to sign.

Hugh asked if there was another funding source Julie was considering for the work to be done at the Cobleigh Street lot. Julie said it was funded under a Park and Ride Grant they received so the paving would happen this summer. This grant would cover walking paths.

Barre mentioned the train service returning to town and possibly having a one-way street and parking near the Depot and wondered if the Green and Depot were too far away from each other to have the study include both. Barre said Smitty’s has a tough time with parking and the train

1 would also. He mentioned the lot next to his property was available and not expensive and thought
2 it could provide parking and still leave land to enable him to add onto his building and thought
3 they could partner up on that. Julie said it would need to be a consolidated project and would be
4 hard to connect it to the Green, but when they did the Depot design work, there were 3 conceptual
5 designs done and would just need to find funding. The Downtown Transportation Funds could be
6 one they did next year but would be ideal to finish the design work and would be a bigger project.
7 Barre thought it seemed like a lot of money and there wouldn't be much to gain where there was
8 already parking and more to gain in the Depot. Julie said the Depot was not ready. Tim wondered
9 with \$240,000, given the cost of things, if it would pay for everything. Julie said as she builds the
10 budget, with everything they're thinking, it would cost \$270,000. If they needed to cut some things,
11 Julie recommended the curbing along the Green. Julie said they were allowed to have two DTF
12 grants open simultaneously, so if they started the project in 2024 and were short money, she could
13 apply again in 2025 if construction started in 2026. Hugh said they needed a game plan for the
14 obligation and Julie agreed. Tim said once they had a design, they could come back, and revisit
15 and Julie agreed. Preston thought it was exciting.

16
17 Tim moved to authorize the Chair of the Planning Commission to sign the grant resolution for
18 application. Cathy seconded the motion, a vote was taken, and it carried unanimously.

19

20 **Agenda Item 3, Non-binding discussion on relocation of Sunoco LED pricing sign**

21
22 Preston had approved the LED sign as a replacement back in July. At the time, most people didn't
23 say too much but Arne was a little disturbed about it. Since they now want to move the sign,
24 Preston was asking what he should say to them. They hadn't applied but had sent Preston the
25 sketch. Preston was asking the opinions of the Commission members.

26
27 Barre said he should have paid more attention driving by but wasn't a fan of Sunoco and questioned
28 if the digital sign was on a separate post that they now wanted to hang from a sign that already
29 existed, and Preston agreed. Tim, as someone with a marketing background, thought it was because
30 it would be more prominent. Hugh had driven by to look and thought it almost felt the proposed
31 location was closer to the road and would suggest it was on the other side of the pole. Barre asked
32 if the sign was between the diner, and it was. Preston said it was also a backlit sign. Hugh thought
33 the diner may not be happy about it. Tim had three concerns but wanted to help the business. Tim
34 was in favor of it if it didn't upset people but thought the sign was misleading with the advertised
35 price because the numbers were so small. Tim also thought it was on the property line with the
36 diner. Barre thought Sunoco may own the property just beyond the raised bed. Preston thought
37 they did. Tim said as it was, it was a legacy sign that had been upgraded and understood the
38 advantages, but his concern was if it got moved, would they set legal precedence that it was no
39 longer legacy? Preston said for non-conforming signs, they follow the non-conformity section
40 which says it can continue if it doesn't become more non-conforming. Hugh said treating it that
41 way was different than considering it a legacy use. Preston said it was clearly a non-conforming
42 sign and thought Tim was using the term legacy loosely. The bylaw says no backlit signs and
43 conversion to LED wouldn't change it and it would be the same sign in a different location. Barre
44 wondered at what point they drew the line in the sand or let things go. Barre saw Preston as a nice
45 man who wanted to see the town move forward and get along with people and not create
46 controversy if it wasn't necessary. Barre would rather see everything back on the corner of the

1 building and wondered if there was a way to get the letters to be black and white and look nicer
2 for the town. Tim thought it was an interesting sign and was probably high resolution. Preston said
3 the fact it was a dark blue background was a lot better than a lot of LED signs and the red was a
4 tad brighter than he wanted. Preston said the original sign was red.

5
6 Hugh didn't want to be in the position that he was micromanaging where the sign was and thought
7 Preston should send a message to Sunoco that he had put it before the Planning Commission, and
8 they weren't thrilled with the idea so they may want to let sleeping dogs lie and wait to see if they
9 went away. Preston thought it looked odd to hang it on the post. Tim wondered if it would open a
10 can of worms to speak with the neighboring property owners. Preston said he does sometimes but
11 advised against it.

12
13 Steve wanted to back Barre up on one of his points, by saying there are some localities that dwell
14 on the type of lighting, such as neon lights, and thought that was within their power to do it. The
15 gist was obnoxious signs coming into town such as neon lights. The number of lumens and LED
16 versus neon has been a discussion among other commissions.

17
18 Barre wanted to know if it was all an image or if it was solid stickers. Preston thought the white
19 letters were vinyl. Barre wondered if their goal was to combine it and if it was worse with the
20 telephone pole there. Preston said it wasn't laid out well and it was somewhat hazardous to park
21 there. Tim thought Hugh's decision was a good one and diplomatic. Preston said they could go
22 ahead with wrapping the pumps and they were going to paint. Tim asked if they were going to put
23 a canopy there and Preston said they were not proposing it and had clearly stated it. They had
24 proposed driving around the back, but the flood zone would not allow it. Preston thought it was
25 too small for Dunkin Donuts.

26
27 Barre almost thought it was better to have the two signs together. Hugh would generally agree but
28 did not like it in that spot. Barre wondered if there was more room on the other side. Hugh thought
29 moving the pole and putting in new footing was something they should resist. Tim said from a
30 marketing perspective, it made sense to have the two signs together.

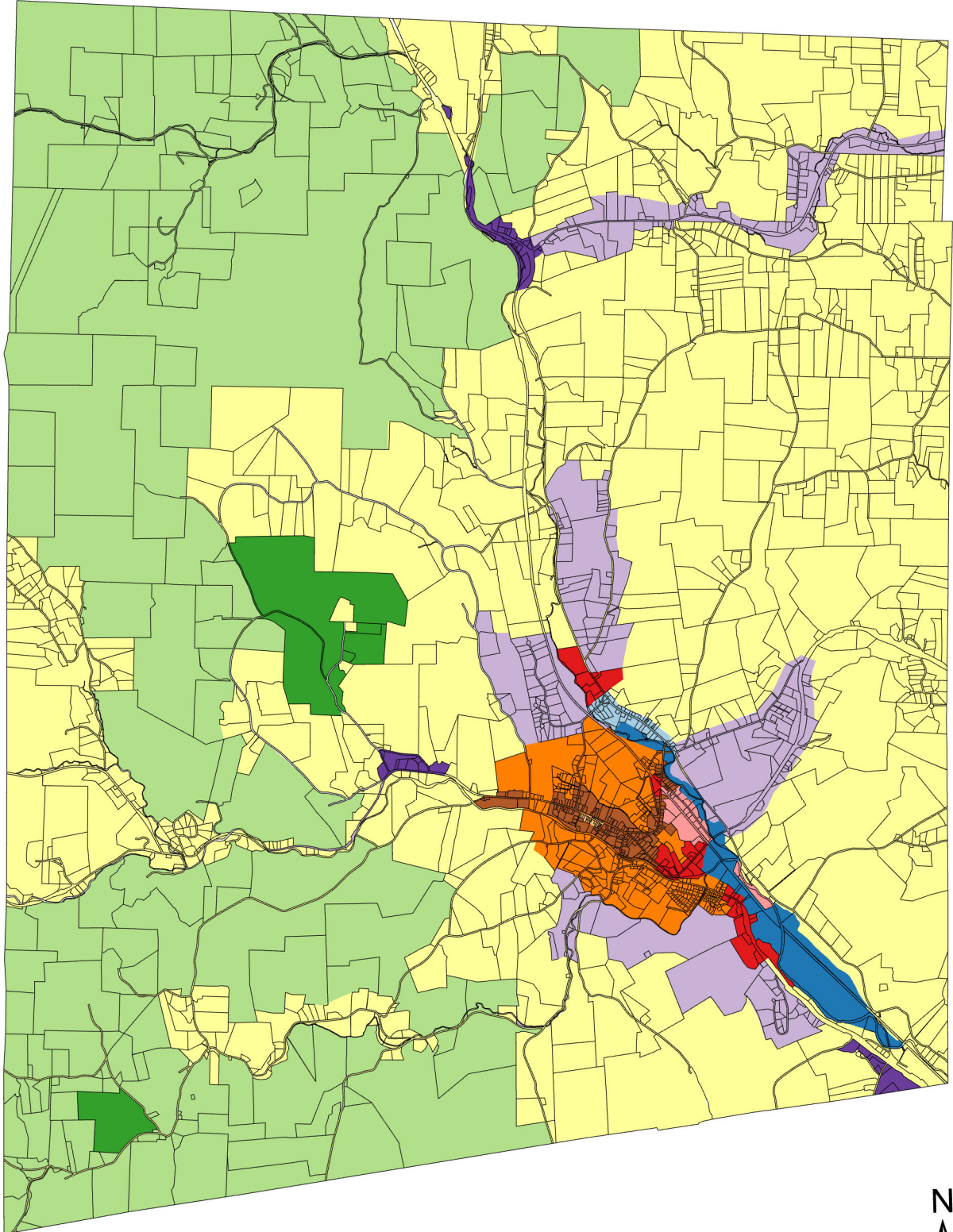
31
32 There was no further discussion about it.













33 34 **Agenda Item 4, Adjournment**

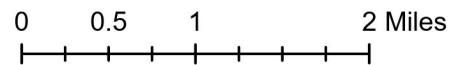
35
36 Tim moved to adjourn, and Cathy seconded the motion. The motion carried unanimously. The
37 meeting was adjourned at 7:15 p.m.

Town of Chester Zoning Districts

Drafted: February 12, 2024



- | | |
|---|--|
|  Rural 8 [RUR8] |  Rural 5 [RUR5] |
|  Conservation [C] |  Residential 2 [RES2] |
|  General Business |  Open Space |
|  Village Mixed Use [VMU] |  Village Center |
|  Rural Mixed Use [RMU] |  Stone Village |
|  Neighborhood |  Village Green |



Data sources: Zoning (RPC 2023), Parcels (VCGI 2023), Road names (VTrans 2023).

VT State Plane. Meters, NAD 83

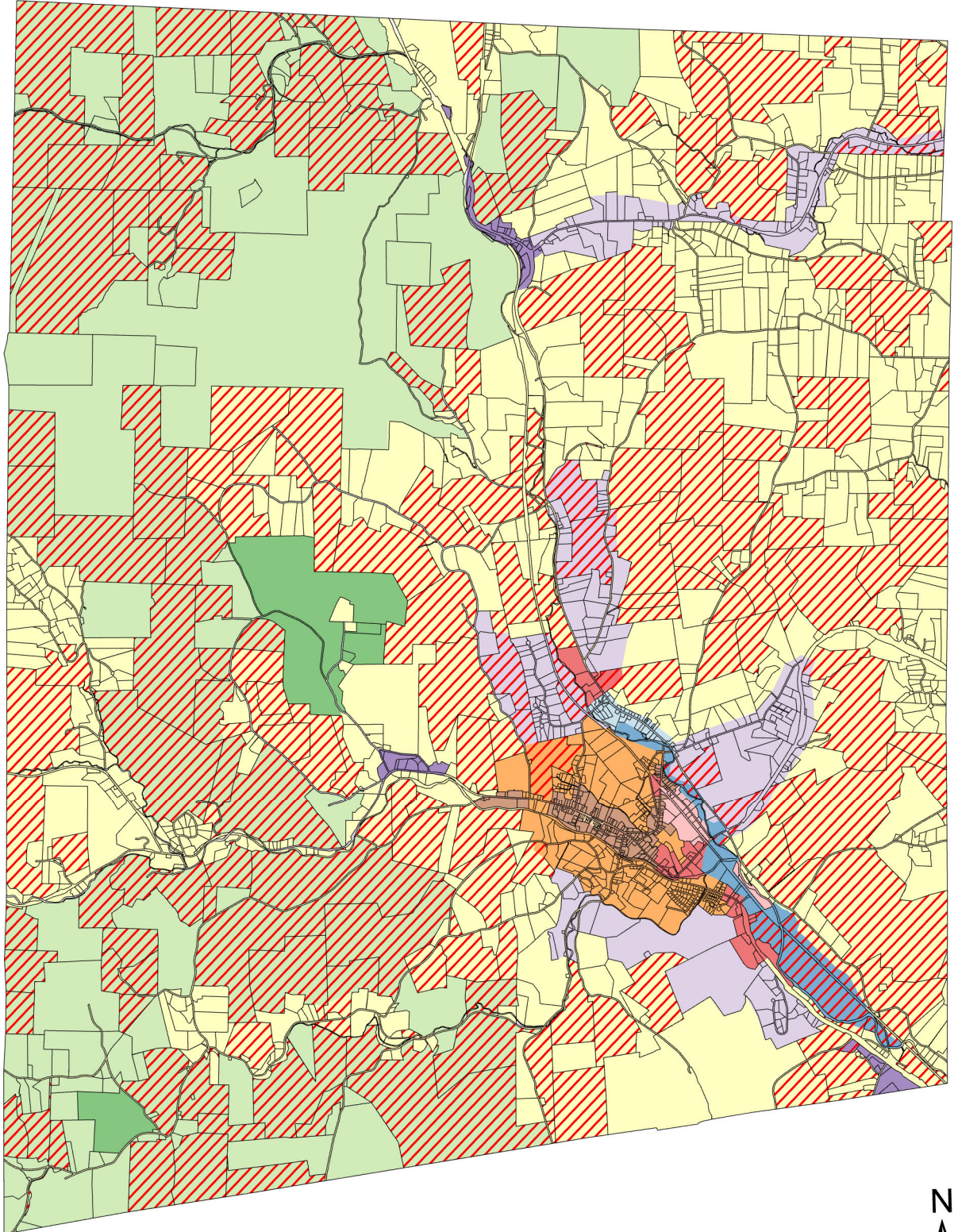
For planning purposes only.
Not for regulatory interpretation.
















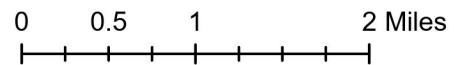
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Town of Chester Zoning Districts

Drafted: February 12, 2024



- | | |
|--|--|
|  Current Use Parcels (2022) |  Rural 5 [RUR5] |
|  Rural 8 [RUR8] |  Residential 2 [RES2] |
|  Conservation [C] |  Open Space |
|  General Business |  Village Center |
|  Village Mixed Use [VMU] |  Stone Village |
|  Rural Mixed Use [RMU] |  Village Green |
|  Neighborhood | |



Data sources: Zoning (RPC 2023), Parcels (VCGI 2023), Road names (VTrans 2023), Current Use Enrollment (VT Dept. of Taxes 2022).

VT State Plane. Meters, NAD 83

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UNIFIED DEVELOPMENT BYLAWS TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017	EFFECTIVE APRIL 5, 2017	
AMENDED JUNE 1, 2022	EFFECTIVE JUNE 22, 2022	(Added Village Green District)
AMENDED SEPT. 21, 2022	EFFECTIVE OCTOBER 12, 2023	(Added Adaptive Reuse)
AMENDED OCTOBER 5, 2022	EFFECTIVE OCTOBER 26, 2023	(Added Legacy Uses)
AMENDED JULY 5, 2023	EFFECTIVE JULY 26, 2023	(Admin. Amendments, Open Space)
AMENDED DEC. 6, 2023	EFFECTIVE DEC. 27, 2023	("Chester Center Districts")

Draft Rural Amendments January 31, 2024

ARTICLE 2 – Establishment of Zoning Districts & District Standards

2.1 Classes of Districts

For the purposes of these Bylaws, the boundaries of districts are and shall be established as shown on the Zoning Map of the Town of Chester, which map is hereby declared to be part of these Bylaws, and the area of the Town of Chester is hereby divided into the following classes of districts:

VC - Village Center

VG - Village Green

MU - Mixed Use

GB - General Business

SV - Stone Village

N – Neighborhood

Residential 2 Acres (RES-2) ~~R40 – Residential 40,000 square foot lots~~

~~A3 – Adaptive 3~~ (merged into Mixed Use/On-Site Water & Sewer)

Rural 5 Acres (RUR-5) ~~R120 – Residential 120,000 square foot lots~~

OS – Open Space District

Rural 8 Acres (RUR-8) ~~CR – Conservation Residential~~

Conservation F – Forest

APO - Aquifer Protection Overlay District

FDP - Flood Damage Prevention Overlay District

A full and detailed written description of the precise boundaries of all districts, which is a part of these Bylaws, is on file with the Town Clerk of the Town of Chester.

2.2 District Uses and Requirements

The following are district uses, lot size minimums, setbacks, frontage requirements and maximum coverage.

A. Permitted Uses

Permitted uses are those uses that can be approved by the Zoning Administrator (ZA), without action of the Development Review Board. All permitted uses shall comply with the Parking and Sign Requirements for the District.

B. Conditional Uses

Specific Conditional Uses are permitted in each district only by approval of the Development Review Board provided that the general and specific standards and special criteria outlined in Section 4.7 of these Bylaws are met.

- 19. Professional Office
- 20. Recreation
- 21. Residential Care Home
- 22. Restaurants
- 23. Retail Store
- 24. Tourist Lodging

D. Dimensional Standards:

	Municipal Water and Sewer Services	On-Site Water and/or Wastewater
Minimum Lot Size	1/5 acre (8,712 sq. ft.)	3 acre (130,680 sq. ft.)
Minimum Lot Frontage	75 ft.	200 ft.
Minimum Front Yard Setback	15 ft.	50 ft.
Minimum Side Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	50 ft.
Minimum Rear Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	50 ft.
Maximum Lot Coverage	70%	35%
Maximum Building Height	35 ft.	35 ft.

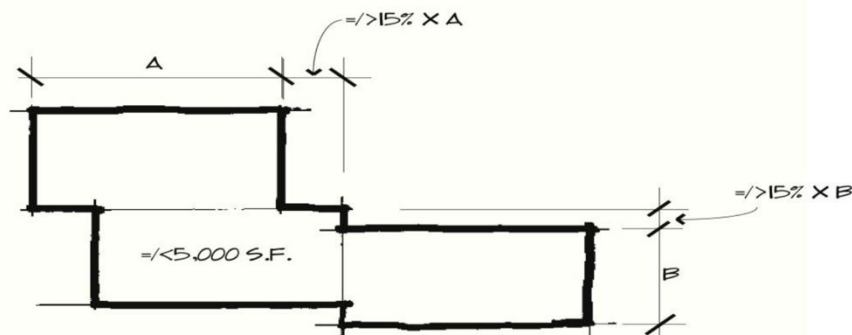
E. Supplemental Standards:

1. **Character of Development.** For the purposes of articulating the character of development, this zoning district is broken into three sub-districts:
 - a. **Chester Depot/South Main Street:** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this sub-district, and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.
 - b. **Gassetts:** New development and redevelopment in this area shall continue in the current moderate density, with a mix of commercial, light industrial and residential uses. All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation’s *Access Management Program Guidelines*, as most recently adopted.
 - c. **VT Route 103 South:** new buildings and modifications to existing buildings shall extend the historic pattern of higher density, mixed use village development that

CHESTER UNIFIED DEVELOPMENT BYLAWS

includes single and multi-family dwellings, civic and mixed-use buildings (e.g., residential apartments over commercial storefronts), and new public greens all interconnected via pedestrian paths or sidewalks. The desired character of this area requires a shift from vehicle-oriented development allowed under the former Zoning Bylaws, to a more pedestrian-friendly form of mixed-use development. All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation's *Access Management Program Guidelines*, as most recently adopted.

- 2. Landscaping & Screening.** The Development Review Board shall require landscaping or other screening between incompatible uses or structures.
- 3. Rail Oriented Uses.** No setbacks shall be required for railroad-related uses from any lot line that abuts the Railroad.
- 4. Building Element.** A Building Element is a single building or distinct portion of a larger building conglomerate. No building element may be greater than 5,000 square feet in gross area. Any portion of the building element that will displace precipitation shall be included in the square footage sum. Trellises, decks, fixtures, banners, flags and their support structures shall not be included in the square footage sum and shall comply with all other applicable Town Bylaws. An attached building element must be displaced laterally from another by a minimum of 15% of the length of the larger building element common wall. Building elements shall be configured and designed to comply with all other district lot coverage, setbacks and applicable Unified Development Bylaw restrictions.



This diagram is an example of how separate Building Elements could maintain compliance with the square foot maximum called for, while being part of a larger structure. The block below and to the right of the uppermost block is attached to a wall the length of A and is offset by 15% of the length of A. The block to the right and slightly below the second block is attached to a wall the length of B and is offset by 15% of the length of wall B.

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.8 Residential **2-Acre (RES-2) 40,000 (R40)** District

A. Purpose: To provide moderate-density residential neighborhoods with compatible commercial and civic uses that are consistent with the Chester Town Plan.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec. 4.3 Exemptions)
5. Family Child Care Home
6. Group Home
7. **Dwelling** – Single- and Two-**Household**

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

- ~~1. Animal Hospital~~
- ~~2. Animal Kennel~~
- ~~3. Building and Construction Trades~~
4. Campground
5. Civic / Institutional
6. Wireless Communication Facility
- ~~7. Commercial Storage Unit~~
8. Extraction Operations
9. Family Child Care Facility
10. Food Truck/Food Cart/Food Stand
- ~~11. Heavy Construction Trades~~
12. Home Business
- ~~13. Nursery~~
- ~~14. Processing Construction and Landscaping Aggregate~~
15. Professional Office
16. Recreation
17. **Dwelling** – Multi-**Household**
18. Mobile Home Park
19. Tourist Lodging
20. Wood Processing

CHESTER UNIFIED DEVELOPMENT BYLAWS

D. Dimensional Standards:

Minimum Lot Size	2 Acres 40,000 (87,120 sq. ft.)
Minimum Lot Frontage	120 175 ft.
Minimum Front Yard Setback	40 ft.
Minimum Side Yard Setback	30 ft.
Minimum Rear Yard Setback	30 ft.
Maximum Lot Coverage	20%
Maximum Building Height	35 ft.

E. Supplemental Standards:

1. Driveways. All new driveways and substantially reconstructed existing driveways along VT Routes 11 and 103 shall meet the Agency of Transportation's *Access Management Program Guidelines*, as most recently adopted.

2. Character of Development. New development and modifications to existing buildings and uses shall be consistent with the existing character of the area and compatible with adjacent land uses with respect to traffic, noise, vibrations, or other impacts in conflict with residential uses.

3. Landscaping and Screening. The Development Review Board shall require landscaping or other screening between incompatible uses or structures

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.9 Adaptive 3 (A3) District

A. Purpose: To provide property owners in this lower density district, who are served by municipal water but not municipal sewer, the opportunity to take advantage of existing facilities as well as have potential for the creation of commercial and light industrial uses.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec. 4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. Private Broadcast Facility
8. Residential—Single and Two Family

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Hospital
2. Animal Kennel
3. Building and Construction Trades
4. Campground
5. Commercial Broadcast Facility
6. Commercial Storage Unit
7. Family Child Care Facility
8. Heavy Construction Trades
9. Home Business
10. Light Industrial
11. Nursery
12. Professional Office
13. Residential—Multi Family
14. Tourist Lodging
15. Health Care Facility
16. Restaurant
17. Civic/Institutional
18. Arts and Entertainment
19. Retail Store
20. Wood Processing

CHESTER UNIFIED DEVELOPMENT BYLAWS

D. Dimensional Standards:

Minimum Lot Size	3 acres
Minimum Lot Frontage	200 ft.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	50 ft.
Minimum Rear Yard Setback	50 ft.
Maximum Lot Coverage	35%
Maximum Building Height	35 ft.

E. Supplemental Standards:

~~1. Character of Development.~~ New development and redevelopment in this area shall continue in the current moderate density, with a mix of commercial, light industrial and residential uses.

~~2. Driveways.~~ All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation's *Access Management Program Guidelines*, as most recently adopted.

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.11 Rural 5 Acre (RUR-5) Residential 120,000 (R120) District

A. Purpose: To provide for the rural countryside and working landscape activities, while also accommodating low-density residences and home businesses neighborhoods with compatible home businesses and working landscape uses that are consistent with the Chester Town Plan.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec.4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. Dwellings – Single- and Two-Household

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Hospital
2. Animal Kennel
3. Art Studio and/or Gallery
4. Building and Construction Trades
5. Campground
6. Civic Institutional
7. Wireless Communication Facility
8. Extraction Operations
9. Family Child Care Facility
10. Food Truck/Food Cart/Food Stand
11. Heavy Construction Trades
12. Home Business
13. Nursery
14. Professional Office
15. Recreation
16. Dwellings – Multi-Household
17. Sawmill
18. Tourist Lodging
19. Mobile Home Park
20. Wood Processing

CHESTER UNIFIED DEVELOPMENT BYLAWS

D. Dimensional Standards:

Minimum Lot Size	3 acres
Maximum Density	1 blg. unit / 5 acres
Minimum Lot Frontage	175 200 ft.
Minimum Front Yard Setback	40 50 ft.
Minimum Side Yard Setback	30 50 ft.
Minimum Rear Yard Setback	30 50 ft.
Maximum Lot Coverage	20 40 %
Maximum Building Height	35 ft.

E. Supplemental Standards:

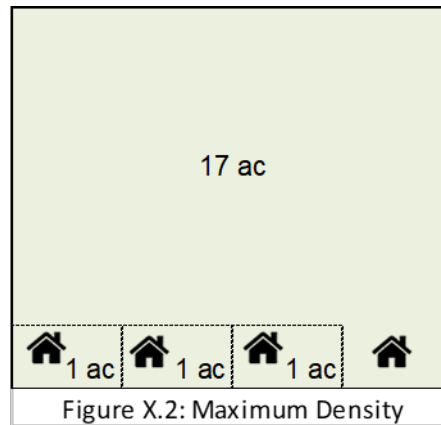
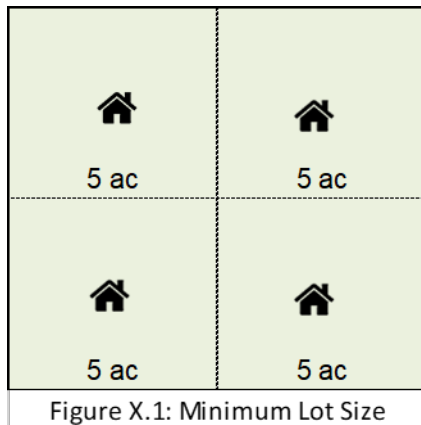
1. Driveways. All new driveways and substantially existing driveway shall meet the AOT Access Management Program Guidelines and/or the Town of Chester Road & Bridge Specifications.

2. Character of Development. New development and modifications to existing buildings and uses shall be consistent with the existing character of the area and compatible with adjacent land uses with respect to traffic, noise, vibrations, or other impacts in conflict with residential uses.

3. Landscaping and Screening. The Development Review Board shall require landscaping or other screening between incompatible uses or structures.

4. Dimensional Standards. Please note that the former minimum lot size was deleted in the 2024 amendment. It was replaced with a maximum density standard. In this district, a maximum density of 1 principal building unit (i.e., one single-household dwelling, one multi-household dwelling) per 5-acres shall not be exceeded. As an example, a property owner that wants to subdivide a 20-acre lot could create four conventional 5-acre lots (see Figure X.1). Or, that property owner could instead create three 1-acre lots and maintain one 17-acre lot, which can no longer be subdivided (see Figure X.2). The benefit of this second approach is to provide flexibility to create smaller, lower-cost lots for housing, maintaining a larger lot to reduce forest fragmentation, and maintaining an overall low density in this rural district.

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Another optional approach is:

RUR-5

Minimum lot size:	None
Density Standard:	1 building unit/5 Acres
Minimum Frontage:	200 ft *
Min. Front Setback:	50 ft. *
Min. Side Setback:	50 ft. *
Min. Rear Setback:	50 ft. *
Max. Coverage:	10% **
Max. Building Height:	35 ft.

Supplemental Standards:

1. Dimensional Standards:

- For standard sized lots of 5 acres, the dimensional standards as shown above apply.
- To encourage clustering of new lots to minimize fragmentation and allow for more affordable new lots/homes, lots as small as 1 acre may be allowed provided that the overall density standard is met, driveway permits/access letters of intent are obtained, and on-site water and septic approvals are obtained from the state. For those smaller lots, the minimum frontage and setbacks are reduced by 25% (i.e., 150 foot minimum frontage, 37.5 foot minimum setbacks) and maximum lot coverage is increased to 20%.

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.12 Rural 8-Acre (RUR-8) ~~Conservation Residential (C-R)~~ District

A. Purpose: To ~~conserve~~ maintain large parcels or tracts of land ~~that are valuable~~ for working landscape related uses, including farming and forestry. In keeping with the Town Plan goals to retain rural character as well as to serve as habitat for wildlife and outdoor recreational uses, these areas are designated for very low-density development. This may be accomplished through cluster development or development for residential purposes of that land that is marginal for agricultural use.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g. Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec. 4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. Private Broadcast Facility
8. Dwelling— Single- and Two-Household

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Kennel
2. Building and Construction Trades
3. Campground
4. Commercial Broadcast Facility
5. Extraction Operations
6. Family Child Care Facility
7. Heavy Construction Trades
8. Home Business
9. Nursery
10. Recreation
11. Civic/Institutional
12. Sawmill
13. Tourist Lodging?
14. Wood Processing

D. Dimensional Standards:

Minimum Lot Size	5 acres
------------------	---------

CHESTER UNIFIED DEVELOPMENT BYLAWS

Maximum Density	1 blg. unit / 8 acres
Minimum Lot Frontage	200 250 ft.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	40 50 ft.
Minimum Rear Yard Setback	40 50 ft.
Maximum Lot Coverage	10%
Maximum Building Height	35 ft.

- a. One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.
- b. For other uses allowed within the district, any two (2) of the following types of signs. Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 24 square feet.
 - 1. One (1) freestanding sign, no larger than 12 square feet in size; or
 - 2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 12 square feet; or
 - 3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

6. Residential 2-Acre (RES-2) 40,000 Square Feet (R40):

The following signs are permitted when located on the premises on which the structure, use, or business is located:

- a) One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.
- b) For other uses allowed within the district, any two (2) of the following types of signs. Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 24 square feet.
 - 1. One (1) freestanding sign, no larger than 12 square feet in size; or
 - 2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 12 square feet; or
 - 3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

7. Adaptive 3 (A3):

~~The following signs are permitted when located on the premises on which the structure, use, or business is located:~~

- ~~a. One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.~~
- ~~b. For other uses allowed within the district, any two (2) of the following types of signs. Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 48 square feet.
 - ~~1. One (1) freestanding sign, no larger than 24 square feet in size; or~~~~

CHESTER UNIFIED DEVELOPMENT BYLAWS

- ~~2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 24 square feet; or~~
- ~~3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.~~

8. Rural 5-Acre (RUR-5) Residential 120,000-Square Feet (R120) and Open Space (OS):

The following signs are permitted when located on the premises on which the structure, use, or business is located:

1. One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.
2. For other uses allowed within the district, any two (2) of the following types of signs. Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 48 square feet.
 1. One (1) freestanding sign, no larger than 24 square feet in size; or
 2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 24 square feet; or
 3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

9. Rural 8-Acre (RUR-8) Conservation/Residential (CR):

The following signs are permitted when located on the premises on which the structure, use, or business is located:

- a) One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.
- b) For other uses allowed within the district, any two (2) of the following types of signs Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 24 square feet
 1. One (1) freestanding sign, no larger than 24 square feet in size; or
 2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 24 square feet; or
 3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

10. Conservation (CON) Forest:

The following signs are permitted when located on the premises on which the structure, use, or business is located:

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- a) One (1) sign announcing a home occupation or home business, not exceeding six (6) square feet.
- b) For other uses allowed within the district, any two (2) of the following types of signs. Any one sign may increase in size by 25% provided that the total square footage of both signs shall not exceed 24 square feet.
 1. One (1) freestanding sign, no larger than 24 square feet in size; or
 2. One (1) wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 24 square feet; or
 3. One projecting sign per business which may not project out from the building any further than 4 feet. When projecting over a public walkway, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

Sign type=> ----- ----- District V	Home Occ/ Business	Free standing	Wall Sign	Projecting	Open	Sandwich Board	Window
Village Center and Village Green	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Mixed Use	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
General Business	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Stone Village	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Neighborhood	6 square feet	24 square feet	12 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Residential 2	6 square feet	24 square feet	12 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Adaptive 3	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Rural 5 and Open Space	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
Rural 8	6 square feet	12 square feet	12 square feet	X	1 square foot	2 feet x 4 feet	25 % of area

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Conservation	6 square feet	24 square feet	24 square feet	X	1 square foot	2 feet x 4 feet	25 % of area
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Note:

All businesses are allowed 1 of each of the following signs: Home Occupation, Open Sign and Sandwich Board Sign. All

businesses are allowed to choose 2 of the following: Freestanding, Wall Sign or Projecting Sign. See the appropriate zoning district for specific details.

D. GENERAL SIGN STANDARDS:

1. All new signs, and/or movement, enlargement, alterations, or reconstruction of existing signs shall be in compliance with the Bylaws as stated herein.
2. All signs shall be constructed of durable materials and shall be maintained in a safe condition and in good repair at all times.
3. Every sign shall be designed and located in such a manner as to:
 - a) Not impair public safety;
 - b) Not restrict clear vision of the street or between a sidewalk and street;
 - c) Not be confused with or obscure any traffic sign or signal;
 - d) Not obstruct any door, window or fire escape;
 - e) Not be attached to a tree or a utility pole;
 - f) Not be within the town highway right-of-way.
4. Signs shall not be located within ten (10) feet of street line, nor within twenty (20) feet of a neighboring property line, nor within seventy-five (75) feet of any intersection unless it is a wall sign.
5. When a sign is made up of individual lettering, the square footage of the sign is to be calculated by the area of the surface required to enclose the lettering.
6. No less than 75% of the surface of each sign shall be of muted, harmonious color tones.
7. **Cross Road Banners:** Those banners crossing a Chester Highway must be approved by the Select Board. All banners must be fastened to secured poles and a certificate of liability insurance provided to the Select Board.
8. **Event Banner:** Event banners no larger than 24 square feet in size are permissible for a maximum of 30 days per event. All event banners must be located on the exhibitor's property. No event banner may be illuminated in any manner
9. **Event Flags:** The Zoning Administrator may permit event flags no larger than 12 square feet in size, nor larger than 5 feet in any one dimension. No flag, in any position, shall hang below 8 feet from the ground level. Event flags are allowed for a maximum of 30 days from the date of installation. No event flag may be illuminated in any manner.
10. **Open/Closed Flags:** Any business is allowed one open flag not to exceed 3 feet by 5 feet in size. Any flag cannot obstruct pedestrian travel. All open flags can only be displayed during business hours.

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11. **Open/Closed Signs:** Any business is allowed one open sign which shall not exceed 1 square foot in size.
12. **Sandwich Board Sign:** Any business is allowed one sandwich board sign not to exceed 2 feet by 4 feet in size. All sandwich board signs must be taken in at the close of business each day. No sandwich board sign may include illumination of any kind.
13. **Soffit Sign:** Where a covered walkway exists on a building with more than four tenants in separate and unaffiliated ownership, each tenant may have one two- square foot sign which is hung from the soffit. This sign shall be unlighted, hung in front of the entrance to the business which is advertises, and hung in a direction perpendicular to the walkway so that it is legible to pedestrians on the walkway. Soffit signs are permitted in addition to any other sign allowed in this Ordinance.
14. **Temporary Sign:** One temporary sign, made of rigid material and up to eight square feet in size may be permitted by the Zoning Administrator, and may be displayed for no more than 30 days, under the following circumstances:
 1. A permit has been issued for a new land use or business establishment;
 2. A complete sign application has been approved for that use or business be measured in the same way as other signs: by drawing an imaginary polygon around the outside edge of all letters or emblems as if they were a single sign, and then measuring the size of that polygon.
15. **Window Sign:** Window signs may be displayed, and may cover up to twenty- five percent of the total window area per business establishment on the side of the building where such signs are located. Window stenciling or lettering, placed on the inside of a window is allowed as a part of an establishment's total window coverage. This shall
16. **Electronic message display signs:** Electronic message display (EMD) signs must meet the following standards and are subject to conditional use review by the Development Review Board:
 - a. An EMD sign shall be permitted only on municipal and school properties only.
 - b. An EMD sign shall have two components: a traditional sign (top) and an electronic message display (bottom).
 - c. An EMD sign shall not exceed a maximum of 32 square feet and shall be a maximum height of ten feet.
 - d. An EMD sign shall not have any distracting appearance of motion, including, but not limited to, flashing, blinking, shimmering, pulsating as well as animation, streaming or live-time video or holographic displays.
 - e. An EMD sign that is readily visible to drivers of vehicles on any public way shall have characters of sufficient size to be easily discerned and must not constitute a safety hazard by being a distraction to drivers.
 - f. The message display area may have a maximum of three lines of characters, including all letters, numbers, spaces, or other symbols.
 - g. The area occupied by the message on an electronic message display may comprise no more than 50 percent of the maximum total allowable sign area.
 - h. A maximum of two colors shall be used for an electronic message or at the discretion of the Development Review Board.

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- i. Dwell time/frequency change. Messages may change no more than once every 45 seconds unless modified by the Development Review Board.
- j. When the display of an electronic message changes, it must change as rapidly as is technologically practicable with no phasing, rolling, scrolling, flashing, or blending.
- k. An EMD sign shall include ambient light sensors that automatically adjust the brightness level of its display to natural ambient conditions, with increased brightness during daylight, less brightness during cloudiness and dusk, and a brightness level during complete darkness of 100 nits, or other reasonable standard as set by the Development Review Board.
- l. An EMD sign shall contain a default mechanism that freezes the sign in one position if a malfunction occurs.
- m. Signs placed along state highways, must contact VTrans (802-279-9599).
- n. EMD signs must be FCC compliant and must not interfere with wireless technology.
- o. EMD signs in existence at the time of the adoption of this ordinance, which do not conform to the requirements of this ordinance, shall be considered nonconforming signs.

16. Sign Lighting.

a. Internally lit signs are prohibited. All signs not complying with section at the date of the adoption of this ordinance, will be deemed a non-conforming structure and are subject to Section 3.19 of these Bylaws.

b. Externally lit signs shall be shielded so as to not produce glare, undue distraction, or hazard either to the surrounding area or to pedestrian and vehicular traffic. The illumination of said signage shall be properly focused upon the sign. All sign lighting shall be either full cut off lighting or be directed in towards the property. See Figures 1 for an example.

c. Hours of Lighting. All sign lighting shall be turned off one hour after the business is closed or 11:00 p.m., whichever is later.