



VERMONT

# Application for Hearing before the Development Review Board

Applicant name: Thomas and Ronica Humphrey

Applicant address: 665 VT 10 Chester, VT 05143

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

Landowner name (if different): Same

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

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

Location of property: \_\_\_\_\_

Description of Request: Food Trailer for Takeout instead of approved Take out out of house.

If new construction is involved, provide a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature Ronica Humphrey Date 3/12/24

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

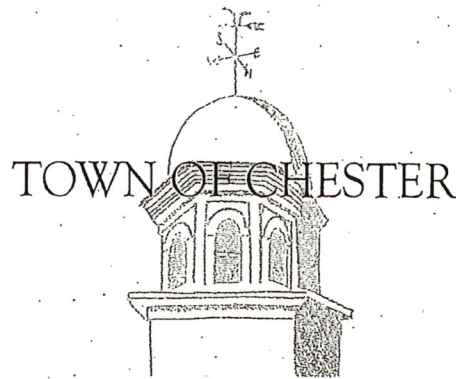
Parcel Map #: 22-20-24 Zoning District: R 120 DRB Case #: 604

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

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

Received with \$200 application fee PH (ZA initials) Date 3/12/24

# 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

Ronica and Thomas Humphrey have applied for an amendment to their Conditional Use Permit allowing restaurant take-out at 665 VT RT 10 in Chester. The amendment would allow take-out service from a food trailer located on the property.

The Town of Chester Development Review Board will conduct a site visit at 4:45 PM on Monday, March 25, 2024, at 665 VT RT 10 and will hold a hearing on this application at 6:00 PM on Monday, March 25, 2024, 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 1<sup>st</sup> day of March 2024.

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



# 100 foot Abutters List Report

Chester, VT  
March 06, 2024

Mailed 3/6/24

**EXHIBIT C**

**Subject Property:**

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

Mailing Address: HUMPHREY, RONICA & THOMAS  
665 VT RT 10  
CHESTER, VT 05143

**Abutters:**

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

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

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

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

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

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

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

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

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

Mailing Address: SPAULDING JR, EDWARD & NORA LIFE  
ESTATE PAUL H & BARBARA A  
SPAULDING  
786 VT RT 10  
CHESTER, VT 05143



www.cai-tech.com

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

## **EXHIBIT D**

3/12/24

Brief Narrative to the DRB:

We have moved to Vermont full-time and have been hard at work on the house and will soon be opening our B&B. Last October, you approved restaurant use limited to take-out only, with food pick-ups to be from the circle drive in front of the house. For various reasons, we now request that take-out food be prepared and served from a food trailer parked next to the barn. To provide adequate parking for both the food trailer and B&B, we will be tearing the existing carriage shed down and replacing it with parking. We look forward to answering whatever other questions you might have at the site visit and hearing.

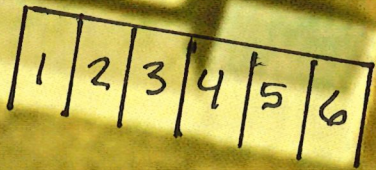
Thomas and Ronica Humphrey



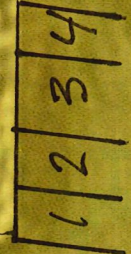
EXHIBIT E

Carriage Shed to be removed

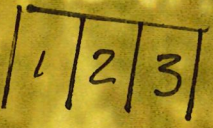
24



Food Trailer



427



10

3

Parking Plan<sup>6</sup>  
665 VT RT 10



EXHIBIT F

Top of  
Trench

0131 IN 500  
665 V1 PT 10

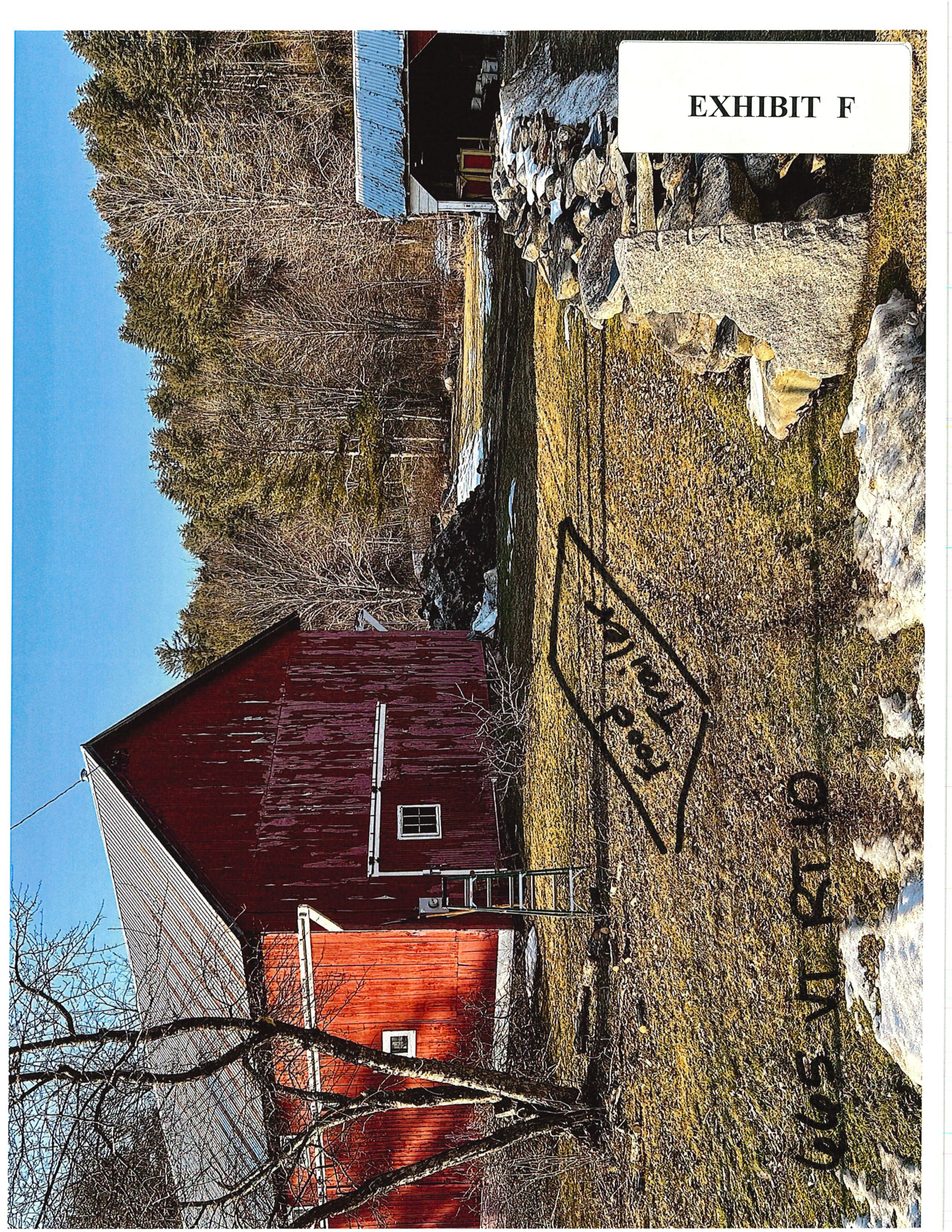




EXHIBIT G

*Food Trailer  
(not final location)*





TOWN OF CHESTER

# Application for Hearing

before the Development Review Board

VERMONT

Applicant name: Smokin' Bowls / Sarah James  
 Applicant address: P.O. Box 233 Saxtons River, VT 05154  
 Applicant email: sarahannjames13@gmail.com Phone: 802-289-2058  
 Landowner name (if different): Randy Miles  
 Landowner address: 35 Sylvan Road Chester, VT 05143  
 Landowner email: milesrandy95@gmail Phone: 802-376-0186  
 Location of property: 35 Sylvan Rd Chester VT 05143  
 Description of Request: To extend Food Stand that I operate at this location.

If new construction is involved, provide a sketch or plan showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature [Signature] Date 3/20/24

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

|                                     |  |                  |                     |             |            |
|-------------------------------------|--|------------------|---------------------|-------------|------------|
| Parcel Map #:                       | <u>15-01-08</u>  | Zoning District: | <u>R40</u>          | DRB Case #: | <u>605</u> |
| Type of application:                | <input checked="" type="checkbox"/> Conditional Use Approval, <input type="checkbox"/> Flood Hazard Review, <input type="checkbox"/> Waiver or Variance<br><input type="checkbox"/> Appeal of decision of Zoning Administrator, <input type="checkbox"/> Other |                  |                     |             |            |
| Received with \$200 application fee | <u>PRB</u>   | (ZA initials)    | Date <u>3/21/24</u> |             |            |

## EXHIBIT B

### TOWN OF CHESTER



PLANNING & ZONING  
556 Elm Street  
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#### TOWN OF CHESTER NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Sarah James and Smokin' Bowls, LLC has applied for a Conditional Use Permit for property owned by Randal Miles at 35 Sylvan Road in the Town of Chester. The proposed use is to renew operation of a food truck.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, March 25, 2024, at 35 Sylvan Road and will hold a hearing on this application at 6:00 PM on Monday, March 25, 2024, 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 1<sup>st</sup> day of March 2024.

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





# 100 foot Abutters List Report

Chester, VT  
March 06, 2024

Mailed 3/6/24

**EXHIBIT C**

**Subject Property:** 15-01-08

Parcel Number: 150107100  
CAMA Number: 150107100  
Property Address: 36 SYLVAN ROAD

Mailing Address: MILES, RANDAL  
36 SYLVAN ROAD  
CHESTER, VT 05143

**Abutters:**

Parcel Number: 150105200  
CAMA Number: 150105200  
Property Address: 0 SYLVAN ROAD

Mailing Address: GRANT, EVAN  
219 UPPER ROAD  
DEERFIELD, MA 01342-9738

Parcel Number: 150106  
CAMA Number: 150106  
Property Address: 82 SYLVAN ROAD

Mailing Address: STURTEVANT, MICHAEL R HALLOWELL,  
KATHLEEN  
P O BOX 176  
CHESTER, VT 05143

Parcel Number: 150107  
CAMA Number: 150107  
Property Address: 2220 VT RT 103 SOUTH

Mailing Address: LYDEM, MARGARET T & WAYNE J  
2220 VT RT 103 SOUTH  
CHESTER, VT 05143

Parcel Number: 150109100  
CAMA Number: 150109100  
Property Address: 2362 VT RT 103 SOUTH

Mailing Address: FAERIE CAMP DESTINY INC  
P O BOX 517  
CHESTER, VT 05143

Parcel Number: 150109400  
CAMA Number: 150109400  
Property Address: 2362 VT RT 103 SOUTH

Mailing Address: FAERIE CAMP DESTINY INC  
P O BOX 517  
CHESTER, VT 05143



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## **EXHIBIT D**

3/20/24

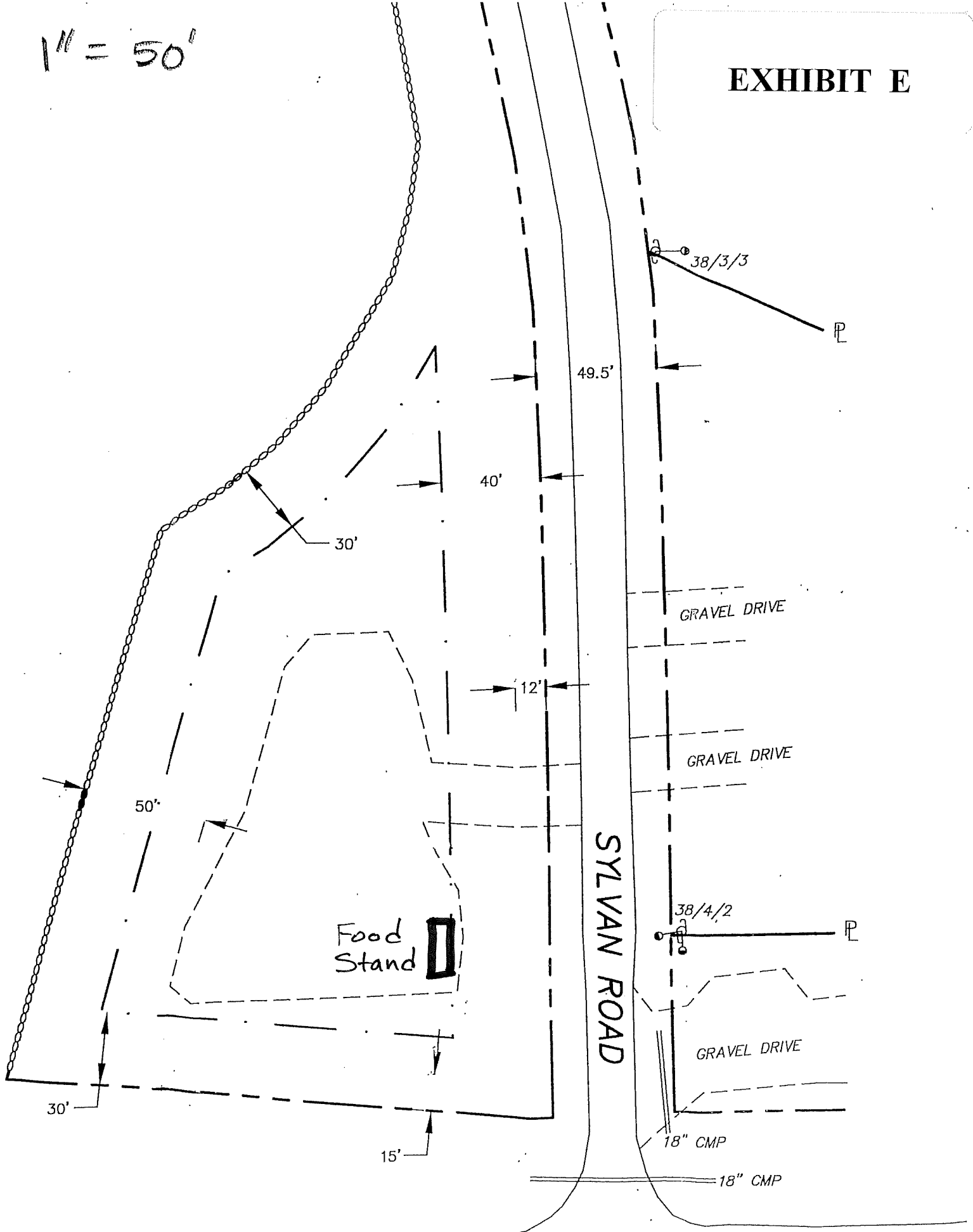
Brief Narrative to the DRB:

Thank you for your flexibility in allowing me to relocate my Smokin' Bowls food stand to Randy Miles' land at 35 Sylvan Road as a temporary use last August. Since then, I am told that the zoning bylaws have been amended to allow approval of food stands. At the zoning administrator's request, I am submitting this application to have my food stand approved as a permanent use.

Sarah James

1" = 50'

# EXHIBIT E









**EXHIBIT G**





## 8.2 Definitions

**FOOD TRUCKS, FOOD CARTS, AND FOOD STANDS:** A self-contained food service operation, located in a truck, trailer, cart, or moveable stand, used to cook, prepare, display, serve and/or sell food for individual portion service.

### 3.31 Food Trucks, Food Carts, and Food Stands

(Note: Mobile food service that is not located on a parcel for longer than 3 consecutive days and for more than 12 days in any calendar year is exempt and does not require a zoning permit under Section 4.3.B.26. A Vendor Permit is required from the Select Board for food service activities within town road rights-of-way and on town-owned properties.)

- A. The Development Review Board may approve a food truck, food cart, or food stand in any zoning district following conditional use review and findings that the proposed activity meets the standards below:
1. The food truck, food cart, or food stand, and any associated furniture must be located entirely outside of any public or private road right-of-way and not interfere with sight lines at any intersection. As mobile or movable uses their location does not have to meet the setback requirements of the district in which they are located.
  2. The food truck, food cart, or food stand, and any associated furniture may be located within off-street parking areas provided that:
    - a) It does not reduce the number of parking spaces below the number needed to accommodate the principal use(s) intended to be served by the parking area.
    - b) It does not interfere with pedestrian or vehicular access or circulation.
  3. The food truck, food cart, or food stand must not have any signs permanently mounted on the site and the provisions of Section 3.26 will not apply. The use may be advertised with one or more signs mounted on the truck, cart or stand, not to exceed a total sign area of 24 square feet. Painted or vinyl graphics on the food truck, food cart or food stand are not considered a sign. Up to two sandwich board signs not to exceed 2 feet by 4 feet in size may be located within 100 feet of the truck, cart or stand. If a free-standing sign support structure already exists on the property it may be utilized.
  4. The operator must provide appropriate receptacles for trash, recyclables, and food waste within 10 feet of the food truck, food cart, or food stand, and receptacles must be secured or emptied daily.
  5. The operator must conform to applicable state health and safety codes.
  6. The operator must conform to the Performance Standards of Section 4.9.
  7. The Development Review Board may set a permit expiration date after which the applicant must reapply to the DRB for a new permit and may as a condition require annual review and renewal of the permit by the Zoning Administrator.