

Town of Chester

DEVELOPMENT REVIEW BOARD AGENDA

May 10, 2021

5:00 PM Site Visit 397 Peck Road

5:30 PM Site Visit 230 Main Street, rear of Brookside Cemetery

1. Reorganizational meeting.
2. Review draft minutes from April 12, 2021 meeting
3. Citizens' comments
4. Flood Hazard Area Review (#564) Pedestrian Bridge over Lovers Lane Brook 230 Main Street
5. Conditional Use Review for Tourist Lodging 397 Peck Road
6. Deliberative session to review previous or current matters

SEE TOWN'S WEBSITE FOR INSTRUCTIONS TO DIAL INTO PUBLIC HEARING VIA
ZOOM CONFERENCE

Contact Recording Secretary Cathy Hasbrouck for assistance in attending via Zoom
cathy.hasbrouck@chestervt.gov, 802.875.2173

1 **TOWN OF CHESTER**
2 **DEVELOPMENT REVIEW BOARD**
3 **DRAFT MINUTES**

4 *April 12, 2021*

5 **BOARD MEMBERS PRESENT:** Harry Goodell, and Larry Semones at the Town Hall, Robert
6 Greenfield and Phil Perlah via Zoom teleconference.

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

9 **CITIZENS PRESENT:** Chris Augusto and Gail Sabetini at the Town Hall, Erik Ramsland and
10 Jason Waysville via Zoom teleconference.

11 **Call to Order**

12 Bob Greenfield, as acting chair, called the meeting to order at 6:01 PM. He introduced the
13 members of the Development Review Board, staff and citizens attending the meeting. He
14 reminded the citizens participating in the hearing that they were still under oath. He asked if any
15 board member had a conflict of interest to report or if anyone had any ex-parte communication to
16 report. No one did.

17 **Agenda Item 1 Review draft minutes from the March 22, 2021 meeting**

18 Harry Goodell moved to accept the minutes of the March 22, 2021 meeting as written. Larry
19 Semones seconded the motion. There was no discussion. A vote was taken and the March 22,
20 2021 minutes were accepted as written.

21 **Agenda Item 4 843 Farrar Road Variance Request**

22 Bob Greenfield said he was having a hard time making up his mind on the issue.

23 He asked Chris Augusto when a set of plans for a 5-bedroom house distributed in the packet
24 were prepared. Chris Augusto said they were prepared at the end of May or the beginning of
25 June and the house was not intended to be a 5-bedroom house. There was to be an office
26 downstairs with 3 bedrooms upstairs. He said he had dropped off plans to Michael Normyle
27 which are missing now. He said there had been an e-mail exchange with Michael where the
28 plans were changed from a camp to a house.

29 Phil Perlah suggested that the building plans be entered as an exhibit. Phil Perlah moved to
30 accept the plans on four sheets printed on both sides as Exhibit L. Harry Goodell and Phil Perlah
31 tried to identify the plans further. There was very little identifying information on the plans.
32 The plan was prepared by Goguin, Inc, Leominster, MA. Bob Greenfield asked Chris Augusto
33 if the foundation was installed based on those plans. Chris Augusto said the foundation was put
34 in based on new building plans. He said the existing was put in because he planned to use two
35 walls of the old camp. He said they had to move the place back a little. He had spoken to
36 Michael about the R120 zoning district and then decided to fully demolish the camp and start
37 fresh. He said he had sent new plans to Michael Normyle. He said it has been frustrating to deal
38 with the zoning administrator in light of changes in personnel.

39 Bob Greenfield looked at the building permit dated September 2019, which said the house would
40 be 36 feet, 6 inches long. Chris Augusto said after the permit was filled out and paid for, they

1 decided to revise the plans. Bob Greenfield said the wastewater system and potable water supply
2 permit dated July, 2020 was issued for a 3-bedroom house. He said the house plans submitted by
3 the applicant were for a 5-bedroom home 50 feet long.

4 Harry Goodell asked Chris Augusto if he intended that the revised plan presented would have 5
5 bedrooms. Chris said he did not intend for the revised plans to show 5 bedrooms. There should
6 have been an office and a game room on the lower floor. Bob Greenfield said it appeared the
7 plans that the applicant had entered as an exhibit were not the plans he intended to use. Bob
8 Greenfield said he was concerned that the building permit was for a building of 1095 square feet
9 while the plans show a house of considerably greater square footage. Chris Augusto said, "you
10 have the old plans." He said the camp plans had been given to Michael Normyle. He said he
11 had not been able to reach Michael Normyle and did not know that Cathy Hasbrouck was the
12 new Zoning Administrator. Phil Perlah pointed out that Cathy Hasbrouck had signed the
13 building permit. Chris Augusto said that permit was the second one. He said they knew the
14 septic design was for 3 bedrooms.

15 Bob Greenfield said whether the rooms downstairs were bedrooms or offices, the plans the
16 applicant submitted say bedroom. The septic system installed was for 3 bedrooms and the plans
17 submitted as an exhibit show a 50-foot-long stand-alone home, not an addition to the original
18 camp. Chris Augusto said he talked to Michael Normyle and discussed the R120 zoning district
19 and decided to build a whole new house as a result. Bob Greenfield said the building permit
20 issued to Chris Augusto was not for what was actually constructed. Chris Augusto had submitted
21 a variance request, as was his right. Bob Greenfield said the DRB had to make a decision on
22 what is, not what was done. He asked how the DRB could make what Chris Augusto had done
23 fit the variance request. He said it looked to him as if the house was too big to be fit in the space
24 available. It was much bigger than what the building permit stated.

25 Chris Augusto asked if he should cut the building back to the 36 feet. Larry Semones said the
26 permit for a 30' by 36'6" structure did not fit the plans presented that evening or the foundation
27 built for a 30' by 50' house. He asked Chris Augusto if there is another building (unintelligible)
28 somewhere. Chris Augusto answered, "No". He said he had revised the plans from the 36'6"
29 house to the larger house and gave the plans to his septic engineer Jason Waysville and the
30 contractor Jeff Stearns. He left papers at the door of the Town Hall in care of Michael Normyle.
31 He thinks the papers got lost. He said he signed a paper that day and did not realize what it was
32 for. He said he thought it was all set. He paid the fee for it on the housing thing because he and
33 Michael had come to an agreement about the R120 district and tearing down the entire camp to
34 build a house.

35 Harry Goodell said the R120 had set back requirements which weren't applied to the house for
36 some reason. Harry said the R120 did not allow the camp to be torn down and a house put in its
37 place while ignoring the setbacks. Harry said the neighbor Al Ramsland was asking why the
38 setback was being encroached on.

39 Phil Perlah tried to clarify the timeline. He said the conversations had to pre-date the issuance of
40 the permit, because the permit was signed by Cathy. Chris Augusto said the conversations did
41 precede the permit. He did not receive a new application to fill out. Chris Augusto said he and
42 Michael had agreed in May 2020 that he (Chris) could tear down the entire existing camp and
43 build a house. Phil said the application prepared reflected an addition to the old camp and a
44 much smaller structure. Phil wondered why the permit did not reflect the conversations.

1 Gail Sabetini said there was a lot of different conversations and they probably didn't understand
2 what they were supposed to do.

3 Bob Greenfield said he and Cathy had driven to the site the preceding week. He said he saw a
4 copy of the building permit tacked to a shed on the property. The permit said the structure was
5 36'6" by 30'. Jeff Stearns the contractor must have seen the permit. Yet they put in a bigger
6 foundation. Bob Greenfield wondered why no one questioned the permit. The zoning
7 regulations were not followed. Chris Augusto said he did not intend to violate the setbacks and
8 he would do what was required to correct it.

9 Phil Perlah said the DRB had a binary decision. Either they could approve the variance or
10 disapprove it. The variance was for a specific building permit. If the variance is not approved,
11 Chris Augusto will have to figure out what changes would be needed to make the building
12 approvable.

13 Bob Greenfield recapped the situation. He said the bylaws took into account certain hardships.
14 He noted that the letter from Jeff Stearns explained that a lot of time and money were spent
15 trying to break up the ledge. Jason Waysville spent a lot of time putting in a septic system. He
16 said the building was shoehorned into the small lot. The neighbor, Mr. Ramsland, was
17 concerned that the building was too big and too close to his land. He said the DRB was trying to
18 find a way to make everyone involved at least comfortable and this was not proving to be easy.

19 Bob Greenfield asked Chris Augusto if he had anything to add. Chris Augusto said the shed on
20 the property had been there for many years and it was closer to the driveway than the new
21 building would be. He wondered why people would not want to see a new house there instead of
22 the old camp and the rubbish. He said he would not sell the land, as the neighbor had proposed.

23 Phil Perlah said that the DRB would not be able to approve a variance even if Mr. Ramsland had
24 said he wanted to have the house built. The issue was between the building permit, Chris
25 Augusto's plans and the bylaws. He said Mr. Ramsland had brought the matter to the attention
26 of the zoning administrator and she issued a cease and desist letter. Chris Augusto said he had
27 abided by the letter. Phil Perlah said Mr. Ramsland was no longer involved in the matter. Phil
28 Perlah said there were other neighbors in favor of the project, but the matter was not decided by
29 the neighbors. Chris Augusto said he would abide by whatever the DRB decided.

30 Cathy Hasbrouck said the plans needed to be voted on as an exhibit. Phil Perlah moved to accept
31 the plans as Exhibit L. Harry Goodell seconded the motion. A vote was taken and the house
32 plans were accepted as Exhibit L.

33 Bob Greenfield asked for a motion to accept a letter from Jeff Stearns dated April 6, 2021. Harry
34 Goodell moved to accept the letter as Exhibit M. Phil Perlah seconded the motion. A vote was
35 taken and the letter was accepted as Exhibit M.

36 Harry Goodell asked if all the exhibits were properly accepted. Cathy Hasbrouck said the
37 documents not yet accepted were an expanded version of the Zoning Administrator notes which
38 had been accepted during the first part of the hearing, some e-mail threads documenting some of
39 the communication between Gail Sabetini and Michael Normyle, and the documents that created
40 the original parcel in 1979. No one wanted to accept those documents.

41 Bob Greenfield asked if any of the attendees had anything else to say. Erik Ramsland asked
42 where the system had failed Mr. Augusto. Mr. Augusto had spent a lot of money on site work
43 and no one from the town told him he was making a mistake. Bob Greenfield said it was a

1 perfect storm of timing with people leaving the zoning administrator post and a new person
2 coming. He said the Development Review Board does not check on building permits, but when
3 a zoning problem is discovered, they address it. Erik Ramsland said he felt bad for everyone.
4 He quoted section 7.15.A.2 of the Variance section of the bylaws which said “That because of
5 such physical circumstances or conditions, there is no possibility that the property can be
6 developed in strict conformity”. He said he thought the property could be developed in
7 conformity. Either the house is made smaller or it is moved away from the boundary line. He
8 then quoted 7.15.A.2.4, “that the Variance, if authorized, will not alter the essential character of
9 the neighborhood”. He said whether the character of the neighborhood would be changed is up
10 to the DRB. He quoted section 3.19.C.2 “subject to conditional use approval . . .within two years
11 and does not increase the degree of nonconformance that existed prior to the damage.” Bob
12 Greenfield thanked Erik Ramsland for his input.

13 Cathy Hasbrouck suggested that the DRB check with Jason Waysville to see if he had anything
14 to add, then they could either recess the hearing to a date certain or close it. Harry Goodell
15 moved to close the hearing. Phil Perlah seconded the motion. A vote was taken and the hearing
16 was closed.

17 At this point the meeting went into deliberative session and was adjourned at the end of it.

TOWN OF CHESTER

Application for a hearing before the Development Review Board

Appeal No: 563 Date 4/15/21 Appellant name: Farm at Williams River House

Appellant address: 397 Peck Rd, Chester Landowner name: John Winter & Kathleen Walsh

Landowner address: 397 Peck Rd, Chester VT 05143 Tel # (84) 213-3659

Location of property: 397 Peck Rd, Chester VT Parcel map # 15-01-09.200

Description of Project: Open home to 3 bedroom B&B, and offer property as a venue for open air and tented weddings (private - one event per weekend max)

Type of application:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Conditional Use approval | <input type="checkbox"/> Flood Hazard Area Review |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Sub-Division | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Appeal of decision of Zoning Administrator | <input type="checkbox"/> Misc. listings in Sec. 7.9 E |
| <input type="checkbox"/> Boundary Line Adjustment | |

Seven (7) copies of to-scale drawings or engineered plans detailing this project must accompany this application. A copy of the "Checklist" attached to this application must be completed and submitted with this application, along with all required letters.

Applicant Signature John Winter Date 4/15/2021

Zoning Administrator Catherine A. Hasbrouck Date 4/20/2021

Application before the Development Review Board

INTRODUCTION

We, Kathleen Walsh and John Winter, are science teachers who work at Springfield High School. We had long dreamed of moving to Vermont, ever since Kathy's undergrad days at UVM, and reinforced by John's recent studies in organic agriculture. We purchased the property at 397 Peck Road, Chester VT in January 2020 with the intention of re-establishing it as a small diversified farm, "farm-experience" bed-and-breakfast, and wedding/event venue while maintaining its foundational rural, agricultural use and natural beauty. The property is located on 46 acres of beautiful farmland, with sweeping views encompassing mountains, rivers and hay fields. We have contracted with a farmer to hay the fields, and a professional wedding planner. We hope we will create a wedding venue that draws visitors to the community of Chester. This will benefit many local businesses through guest accommodations, dining services, catering, flowers, tourism, and the like.

The previous owners of the property, Geof Brown and Mark Martins, ran a wedding venue and B+B under the names "Williams River House" and "Fox Chair Mountain Farm" starting in approximately 2007 and ending recently, as they prepared to sell the property. They developed the property in such a way as to capture its natural beauty, while providing stunning vistas and backdrops, and a boutique 3 bedroom suite antique farmhouse for their guests. While they were recognized in industry publications as a premier wedding location, they eventually closed the business due to family health issues. In order to restore the business, hereafter known as the Farm at Williams River House LLC, we plan to operate our farming business, open our 3 bedroom B+B and begin bookings for future tented weddings.

2.10 Residential 120,000 District

A. Purpose: To provide lower-density residential neighborhoods with compatible home businesses and working landscape uses that are consistent with the Chester Town Plan.

This property has been used as a Bed & Breakfast and event space. These uses are compatible with the neighborhood, which includes a mix of vacation dwellings and short term rentals, a large dairy, a logging company, auto repair shop, church, and primary homes with woodshops, small orchards, and gardens. (See attachment 1)

B. Permitted Uses

We are continuing use as a single family residence and for agriculture.

C. Conditional Uses

We are seeking conditional use based on the following identified conditional uses: tourist lodging (through our bed-and-breakfast); recreation (weddings are becoming weekend-long events, and they and B+B guests may enjoy such varied activities as nature walks, birding, Nordic skiing or snowshoeing, s'mores around the fire pit, fishing or swimming; and home business (run from our home), operated by our family. We intend to continue with current agricultural use for the property throughout our ownership tenure.

D. Dimensional Standards:

None of our proposed uses would affect the dimensions of the property, which is a 46 acre farm at the end of Peck Road. Lot size and setbacks all exceed the standards.

4.8 Conditional Uses***1. General Standards: Any conditional use shall not result in undue adverse effect to:******a. Capacity of existing or planned community facilities;***

None of our activities would have an impact on the local school system, and we are not attached to the local water or sewerage systems. Events would be weekend affairs that would not require police traffic control, and we will not have bonfires or fireworks that would increase likelihood of a fire incident.

b. Character of the area affected;

As described under 2.10.A, our intended uses have already been a part of the neighborhood, and are fully compatible with the low density community of farmers, foresters, farm laborers, carpenters, second home owners, and short term rental properties.

c. Traffic on roads and highways;

We anticipate hosting weekend events that should not overburden Peck Road or the bridge. Guests will either park on site in our fields, or be brought in by shuttle bus from area lodgings.

d. Bylaws and ordinances;

We agree to follow all relevant bylaws and ordinances, including but not limited to noise, light, waste, and trash disposal standards.

e. Utilization of renewable energy standards.

We do not anticipate that any of our intended uses will have a negative impact on renewable energy standards. We have sought to reduce the carbon footprint of our property through updated insulation based on an energy audit with Efficiency Vermont, installation of heat pumps and a solar array to reduce or eliminate our use of oil and wood for heating, and replacement of incandescent lights with LEDs wherever possible.

2. Specific Standards***a. Minimum lot size:***

As stated in 2.10.D, the property is 46 acres of mostly open fields, with the event site substantially greater than 50 ft from any property lines. Additionally, we have a riparian buffer, creek and river, between the event area and any neighboring residences.

b. Distance from adjacent or nearby uses:

Our event space is more than 400 feet away from the nearest dwellings and workshops. Nearby uses include agriculture (corn field and dairy barns), woodworking shop, short term rental, farm labor housing, and vacation homes.

c. Minimum off-street parking and loading facilities:

The field in the southwest corner of the property was previously used for parking. At approximately 120'x 114', allowing for 9'x18' parking spaces, 46 vehicles can be parked within that space. We have the potential of another 48 vehicles to park in the corral (150'x 90') as an overflow space. In addition to on-site parking, we are pursuing the possibility of shuttle bus deliveries of guests to and from area inns. The

previous owners recommended that as an option. We anticipate events of a maximum of about 150 guests. There is parking available for caterers and rental companies along the side of the lower field, to the side of the small barn. (See attachment 2: annotated photo of property detail)

d. Landscaping and fencing:

Fields are divided and outlined by a combination of wooden fences and old stone walls. Additional landscaping features include shrubs, berry vines, large stone terrace, apple and pear orchard, flower, vegetable and herb gardens, and a mown path wending through the hayfield.

e. Design and location of structures and service area:

No new permanent structures are included in this proposal. Event, portable restroom, loading and parking locations, as well as parking for the bed and breakfast, are included on the map (attachment 2). We intend to designate a handicapped parking spot for the bed and breakfast, as we are applying for a permit to update the first floor bedroom to make it ADA compliant.

f. Size, location and design of signs:

The previous owners had a hanging sign at the top of the Peck Road driveway. It had deteriorated over time, so we are replacing it with a very similar sign in size and design in the same location. Its dimensions are 24"x14". It is painted wood, with no lighting. (See attachment 3) We have submitted a separate application for this sign.

4.9 Performance Standards

A. Noise (as measured from property edge)

1. Noise shall not exceed 60dB between 8:00 pm and 7:00 am.

2. Noise shall not exceed 70dB between 7:00 am and 8:00 pm.

Bed and breakfast activities will most certainly not violate this standard. Events are to be staged well away from neighbors. In meeting with our neighbors to discuss restarting the wedding venue, we specifically asked about noise, and were assured by all that it had never been an issue with the venue in the past.

To test sound, ambient sound was first measured using the smartphone monitoring app Sound Meter at three locations (see locations on attachment 2): at the edge of the property at the creekside nearest the proposed event area (A), in the southwest corner of the property at the edge of the parking lot (B), and at the top of our driveway (C). Then a car stereo at the event location was played with doors and windows open. Sound at just outside the vehicle was measured at 89 dB.

All measurements were taken between 3:30 and 4:00 pm on 4/20/21.

<u>Location</u>	<u>Avg ambient sound (measured without music)</u>	<u>Avg sound w/ music from stereo</u>
A	62 (max 68) dB	62 dB
B	52 (max 58)	50.5
C	42 (max 77)	40.5

The data clearly show that the ambient noise of the highway and creek are far more of a factor than the music that might come from an event. Never-the-less, we will monitor the volume on event days, and require that DJs or bands stay within the designated limits, both before and after 8:00 pm.

B. Air Pollution

None of our activities should produce any of the listed forms of air pollution. We will not allow fireworks, unless we first apply for and receive a separate permit.

C. Glare, Light, or Reflection

We use only low voltage shielded LED lighting in the event area to illuminate paths and steps. The exterior of the house (doorways, paths) is accented with electrified period style lamps. Existing exterior barn lights are being replaced with vintage-style downward facing gooseneck barn lights using Dark Sky certified LEDs.

D. Safety Hazards

We anticipate no safety hazards from our proposed uses. We will not allow bonfires or fireworks.

E. Electromagnetic disturbances

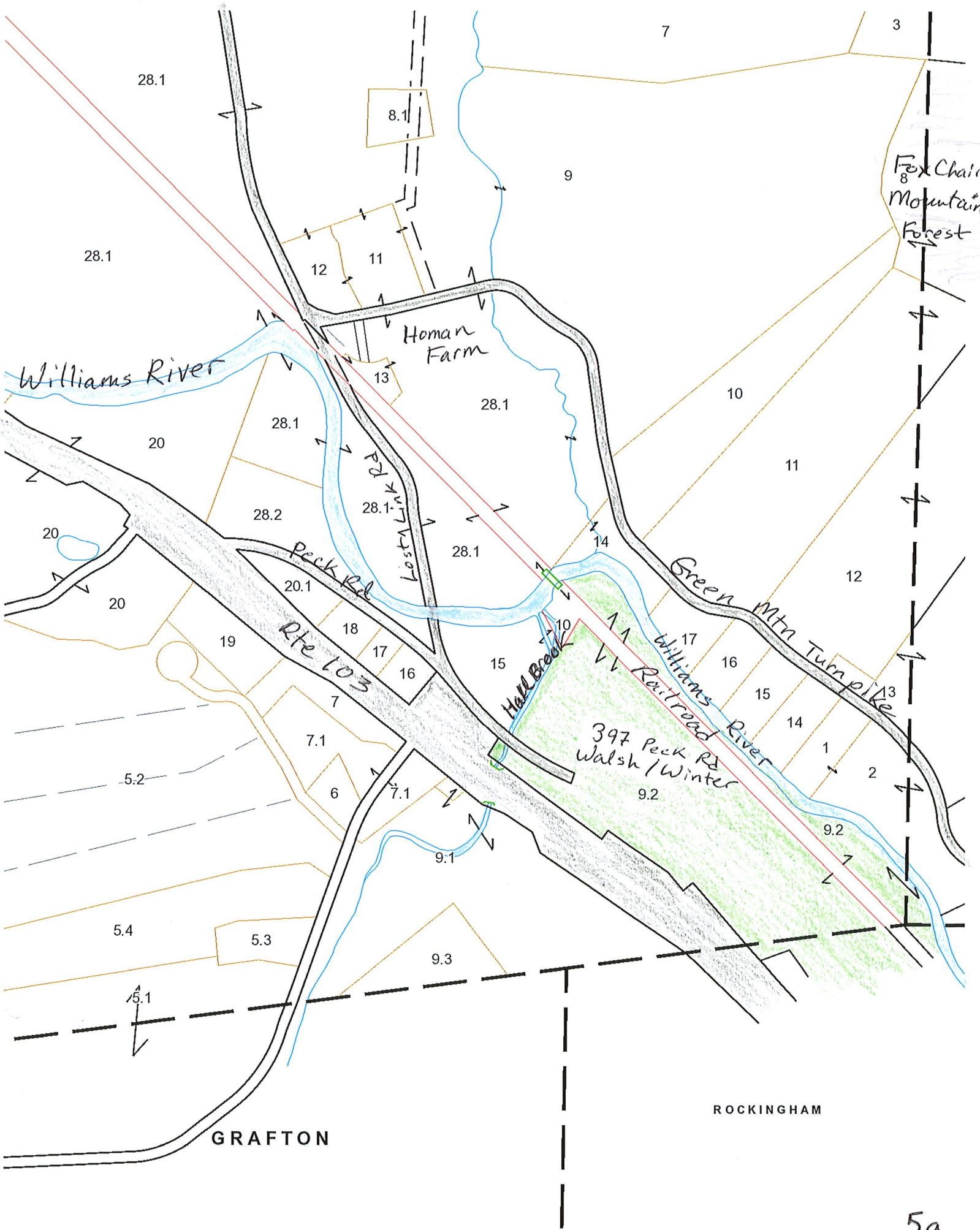
Not applicable.

F. Underground storage tanks, Ground/Surface Water Pollution

We have no underground storage tanks on the property. Our oil tanks are located in the basement. All events will include portable restroom facilities.

Attachment 1: Tax Map Detail with neighbors and land use identification

<u>Property Number</u>	<u>Owner</u>	<u>Notes on land use/residence</u>
20.1	Savage	Cleared lot: temporary storage of timber, gravel, trailers
18	(?)	Second home, occasional use throughout year
17	Savage (?)	Rental property
16	Savage	Housing for agricultural workers
15	Bala	Second home + woodworking shop w/ short term rental above
28.1	Homan	Dairy farm, corn fields
14	Wilkins	Second home (winter); short term rental (summer/fall)
17	Nielson	Second home (CA), daughter currently living there
16	Holleran	Primary residence, forester office and workshop, small orchard
15	Boneez	Second home, primarily occupied spring and fall
14	Egan	Primary home, with small orchard, gardens
1&2	Veich	Primary residence, small orchard, storage garage for carpenter



GRAFTON

ROCKINGHAM

5a

Attachment 2: Aerial photo of property detail: locations of event area, parking, portable restrooms, locations of sound check (A,B,C)

Google Maps



Imagery ©2021 Maxar Technologies, Map data ©2021



Johanna McBrien



New sign



Farm at



Williams River
House

Chester, Vermont

Circa 1780



TOWN OF CHESTER
POLICE DEPARTMENT

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

Emergency 911 or
Dispatch (802) 875-2233
Office (802) 875-2035
Fax (802) 875-2036

April 22, 2021

Development Review Board
Town of Chester
PO Box 370
Chester, Vermont 05143

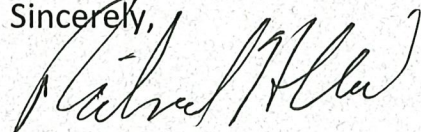
RE: Farm at Williams River House
Landowners: John Winter & Kathleen Walsh
Location: 397 Peck Road, Chester, Vermont

Members of the Development Review Board,

John Winter & Kathleen Walsh at The Farm at Williams River House, has applied for a Conditional Use Permit, for the purpose of: To open home to a 3-bedroom B&B, and to offer property as a venue for open air and tented weddings. (Private - one event per weekend)

Should John Winter & Kathleen Walsh / The Farm at Williams River House, be granted the necessary permits from the Development Review Board, Town of Chester, VT, it is my opinion that traffic safety will not be an issue.

Sincerely,



Richard H. Cloud, Chief of Police
Chester Police Department

Jap



TOWN OF CHESTER
FIRE DEPARTMENT

Matthew Wilson, Fire Chief
556 Elm Street
P.O. Box 370
Chester, VT 05143

Emergency 911 / 875-3200
Business (802) 875-2173
Facsimile (802) 875-2237

May 2, 2021

Cathy Hasbrouck, Zoning Administrator
Town of Chester
PO Box 370
Chester, VT 05143

Dear Cathy Hasbrouck,

After reviewing the request by Kathleen Walsh and John Winter, I see little impact to the Chester Fire Department at this time based on the information you provided in your letter. If something is added to this project or changed from your proposal in the future, I would need to reevaluate the fire safety issues and impact on services provided by the Chester Fire Department. They must follow all state regulations imposed by the Vermont Division of Fire Safety. I would also request a walk through of the finished project before opening for pre-planning purposes.

Regards

Matthew Wilson
Fire Chief
Chester Fire Dept.

TOWN OF CHESTER

Application for hearing before the Development Review Board

Project No: 564 Date 4/14/21 Appellant name: Town of Chester

Appellant address: PO Box 370 Chester Landowner name: Town of Chester

Landowner address: Town of Chester, PO Box 370, Chester

Location of property: 230 Main St. Parcel map # 575031

Description of Project: Pedestrian bridge crossing Lovers Lane Brook.

Type of application:

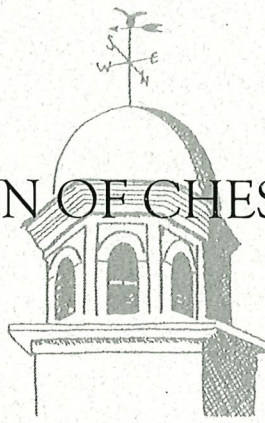
- Conditional Use approval
- Variance
- Sub-Division
- Appeal of decision of Zoning Administrator
- Flood Hazard Area Review
- Waiver
- Planned Unit Development
- Misc.

A preliminary copy of to-scale drawings or engineered plans detailing this project must accompany this application. A copy of the "Checklist" along with 7 copies of all required submittals shall be completed and submitted at least fourteen (14) days prior to the public hearing.

Applicant Signature [Signature] Date 4/14/2021

Zoning Administrator Catherine A. Harbrouck Date 4/19/2021

TOWN OF CHESTER



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

(802) 875-2173
Fax (802) 875 2237

April 16, 2021

TOWN OF CHESTER NOTICE OF PUBLIC HEARING BEFORE THE DEVELOPMENT REVIEW BOARD

The Development Review Board will be holding a Site Visit at 5:45 PM on Monday, May 10, 2021 at 230 Main Street, the rear of Brookside Cemetery, and a Public Hearing at 6:00 PM on Monday May 10, 2021 at the Town Hall, for a Flood Hazard Area Review (#564).

PROPERTY OWNERS: Town of Chester
APPLICANTS: Town of Chester
LOCATION: 230 Main Street.
PARCEL NUMBER 57-50-31
DISTRICT: Village Center

ACTION REQUESTED: Build a pedestrian bridge crossing Lovers Lane Brook.

Abutters are hereby notified that further information can be found at the Town Clerk's Office which is open Monday through Friday, 8:00 AM to 4:00 PM. Participation in this hearing is a pre-requisite to the right to take any subsequent appeal.

For the Development Review Board

Catherine A. Hasbrouck

Catherine A. Hasbrouck
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

Naomi Johnson

From: Matthew Bissell
Sent: Thursday, March 18, 2021 6:06 AM
To: Julie Hance
Cc: Naomi Johnson
Subject: FW: Chester Project Review Sheet, Bridge over Lovers Brook
Attachments: Stream Alteration HB Sheet.pdf

Hi Julie,

I am just forwarding this along as documentation of DG contacting the permit specialist and his response to the project.

Thanks!

Matthew C. Bissell
Dufresne Group
Phone: 802.674.2904 | Fax: 802.674.2913 | Cell: 802.535.6059

From: Oberkirch, Rick <Rick.Oberkirch@vermont.gov>
Sent: Wednesday, March 3, 2021 9:42 AM
To: Matthew Bissell <mbissell@dufresnegroup.com>
Subject: FW: Chester Project Review Sheet, Bridge over Lovers Brook

OK, Thanks.

Please contact ANR River Management Engineer Scott Jensen. Scott.Jensen@vermont.gov, 802-490-6962. Scott will make a determination on whether or not a Stream Alteration Permit will be required.

After reviewing the information that you have provided, I did not identify any other State permits that may be needed. A Project Review Sheet will not be completed at this time. Please let me know if I can be of further assistance with this, or other projects.



Rick Oberkirch, Permit Specialist
Vermont Department of Environmental Conservation
Environmental Compliance Division
Office of Communication and Assistance
450 Asa Bloomer State Office Building, Rutland, VT 05701
802-282-6488 cell
Rick.Oberkirch@vermont.gov
[https://dec.vermont.gov/environmental-assistance.](https://dec.vermont.gov/environmental-assistance)