

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

TOWN OF CHESTER
PLANNING COMMISSION
March 18, 2024, Minutes

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

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

Citizens Present: Jason Rasmussen, Executive Director of MARC, Peter Hudkins, and Bill Lindsay at Town Hall; and Arne Jonynas and Tim Roper (Arne left the meeting when Tim joined at 6:51) via Zoom.

Call to Order

Chair Hugh Quinn called the meeting to order at 6:36 p.m.

Agenda Item 1, Review and Approve Minutes from February 26, 2024, meeting

Cathy moved and Barre seconded a motion to approve the minutes. There were no changes. The minutes were approved unanimously, as written.

Agenda Item 2, Citizens Comments

There were no comments.

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

Jason said the maps had not been changed since the last time and had made changes to the matrix or table and narrative for the zoning districts. They had gotten through Residential 2-acre District and the Rural Mixed-Use District. Jason had some questions and said there were some errors and omissions when he went through the table and hoped they were consistent.

For the Residential 2 District, they had added art studio and/or gallery as an allowed use. They had added tiny house community and Jason had questions about what they wanted the language to be and asked if there were any questions or concerns about the allowed uses in the Residential 2 District. Hugh knew they discussed the need to create a definition or placeholder for a tiny house community and Jason had done that, so they had something that could be the beginning of a definition for that, and Jason agreed. Hugh said they agreed they were going to break extracting and processing of stone into two different categories which they had done. They are calling for extraction operations to be a conditional use in this district. Jason said in the Residential 2 District, he wanted the two terms to be together in the definition and called it earth extraction operations and earth processing operations. In the earth extraction definition, he had struck out the last part that dealt with processing and added a new definition with much of the same language. Jason had not included earth processing operations in the Residential 2 District, but it was up for discussion.

1 Peter suggested they consider it in terms of noise. An earth processing gravel pit was not like a
2 quarry and wasn't a noise operation. If earth extraction doesn't allow for crushing, they've wiped
3 out that option. Nobody will dig gravel out to run it somewhere else to be crushed. Earth processing
4 would need to be able to crush. Noisy things are drilling and rock hammer. Peter suggested
5 thinking about processing as making a dimensional material because you would saw and hammer
6 and have a lot of hand work. Cathy said there would be two uses and if they put crushing or
7 processing in as a companion use in the description of the zone, someone could apply for both
8 uses. Peter said they were in the 2-acre zone and that's where the town's gravel pit is so they would
9 have to take it out and take it someplace else. Cathy disagreed and said they could allow Res-2 to
10 have both extraction and processing, they could apply for a permit that has both. Peter asked if
11 they would have processing in Res-2 and didn't think they would want the same sawing that was
12 happening on Chandler Road. Hugh agreed and clarified that Peter was saying in extraction
13 operations, they should have latitude for a crusher or whatever needed to break the stone down
14 when it's pulled off the base or dug. Peter said what the town would remove could be dug with an
15 excavator. Barre explained it was gravel and not quarrying and Peter agreed. Hugh asked if gravel
16 extraction was different from quarrying and Peter agreed. Peter said bank run gravel is the coarse
17 gravel like in a quarry and what is dug out of the river and different from hard-faced. Cathy said
18 in the research she had done related to Julian; quarrying applies to gravel as much as solid stone
19 off a face and there didn't seem to be any distinction. Peter said a distinction could easily be made
20 because it could be called for a sieve. Anything that would fit through a 24" sieve could be crushed.
21 Peter suggested saying if it's dug up and fits through a 24" sieve, they would be all set. Nothing
22 of Julian's would fit through a 24" sieve. Hugh said in Residential 2, hammering, drilling the stone
23 off the face, and processing it into finished goods was probably something they don't want in Res
24 2 going forward so they needed to figure out how to allow gravel extraction such as through a
25 sieve because digging it up and crushing it wouldn't be as noisy as hammering, sawing, and
26 blasting and whatever else was required. They needed to figure out how to separate those two
27 operations so extraction and crushing would be allowed in Res 2 but not quarrying or the other
28 stuff that is noisy.

29
30 Barre thought the reason they were considering it was because of land the town had and if it was
31 allowed under conditional use review, it could be disallowed in all the other places. Hugh thought
32 that was tricky. Peter said where the town lot was, there had been crushers there for years. Barre
33 wondered if there was any other land in the purple that would have gravel and didn't think there
34 was any stone there that someone would want to quarry, so it was a non-issue. Barre agreed
35 somewhat with Peter and thought it would be nice to consider the town gravel theirs and it would
36 be more convenient to scoop up and run through a crusher. Barre added that Palmer has all kinds
37 of stuff brought to him as others do, where they crush on the spot because of noise and didn't think
38 they needed to include crushing in the purple zone unless they wanted to save the money like what
39 Peter was saying and it would be good for the community. Peter said because crushers are so
40 expensive, a lot of people will have a portable crusher brought to them. Barre said part of the
41 problem in the past was they didn't want the noise because of kids in school and Peter said it was
42 because of the drill. But Barre said they had talked about the crushers in letters-to-the-editor. Barre
43 thought because the town had the land, they were jumping through hoops to make it work but when
44 it was private, they wanted to shut them down. Peter said the problem was there was an active Act
45 250 permit that controls the decibel level at the high school to 36 decibels. Preston said they had
46 extraction operations criteria in 3.9 which reinforced the idea that soil, sand, and gravel was

1 different by saying, “any soil, sand, and gravel operation in existence at the time of the adoption
2 of these bylaws shall not be subject to the provision of these bylaws except that such operation
3 shall not extend beyond the then existing boundaries of the parcel.” Preston said they had
4 recognized that it was different back then. To Barre’s point, Hugh said if it wasn’t for the one
5 parcel, they probably wouldn’t have extraction operations in Res-2. Peter thought the high school
6 had 400,000 to 500,000 yards of gravel on it. Hugh said that was the one he was talking about, and
7 Peter said there was a parcel next to it and explained the high school and town both had parcels.
8 Hugh wondered if they should put those two parcels in Rural 5 where they probably will allow
9 extraction operations and the problem of Res 2 would go away. Barre said they were on the fence
10 on how to utilize the property and wanted the possibility of making it into housing. Hugh
11 understood and said the Selectboard’s guidance was to lean towards leaving it as gravel processing
12 until otherwise directed. Barre noted that Arne had been in attendance by Zoom but wasn’t any
13 longer. Hugh said if it turned out it was a perfect lot for affordable housing, they would figure out
14 how to deal with it. Barre wondered if it fell under conditional use and had to go before the
15 Development Review Board, why they didn’t have faith in it. Hugh said conditional use didn’t
16 mean the DRB could do whatever it wanted but rather there was a set of guidelines they must use
17 to decide and couldn’t say no if the parcel fit all the guidelines. Barre thought the guidelines would
18 be the differentiating factor. Peter suggested removing “rock quarry” from earth extractions.
19

20 Preston began to speak and was asked to use a different microphone. Sue used the opportunity to
21 mention to the commission that Arne had left the meeting immediately when Tim joined and
22 assumed it was so there wasn’t a quorum. Preston said conditional use means the DRB gets to set
23 conditions and they don’t often deny a use. If the applicant jumps through the right hoops they get
24 the use, even though it may have a boatload of conditions.
25

26 Jason had heard some interesting interpretations from lawyers and wondered how the town handled
27 community owned facilities. Jason wondered if they didn’t allow extraction if the two lots that
28 were community owned could come and ask for a permit for gravel extraction through that
29 limitation. Preston said he’s always taken the position that the town must follow the same rules as
30 everyone else, so the only time towns don’t is when the bylaws don’t require it. Preston said in
31 Woodstock and Killington, town properties weren’t subject to their sign ordinance. Chester doesn’t
32 do that. Preston added that towns are subject to Act 250. Jason said there is a statute that has
33 limitations on municipal bylaws and states that community owned and operated institutions and
34 facilities may be regulated with respect to location, size, etc. and has heard lawyers suggest that a
35 use doesn’t have to necessarily be in the table, and he wondered instead of splitting hairs over the
36 definition, if they could hang their hat on that. Peter said dimensional size rock was where most of
37 the problems were with Julian and as far as he was concerned, once you bring in raw material,
38 you’re manufacturing. Hugh thought they should add language to earth processing that implies
39 cutting, manufacturing, finished product, dimensional and something like that. Jason clarified that
40 earth operations included extraction and crushing of gravel. Hugh would be agreeable to leaving
41 extraction in Res 2, so they cover the two potential scenarios. Barre thought if they were happening
42 outdoors, there was more noise and problem but if it was indoors, it became a different situation.
43 Barre wanted to make sure they weren’t denying someone if it was indoors. Peter said there was
44 rock that was quarried in Chester and taken to Springfield Industrial Park to have it split and cut
45 up and loaded on pallets there. Cathy said in terms of noise, there was still a performance standard
46 that nobody was exempting, and Peter agreed. Hugh said they continue to play the card where

1 there is something on such a small scale that it represents home occupation or home business,
2 they'll be able to do it as long as they're not violating the performance standards. Preston said
3 Jason suggested extraction operations were allowed on municipal or school owned lands in that
4 district. People may view it as unfair, but it could be done. Hugh was agreeable to adjusting the
5 definitions to allow extraction operations in Res 2 anywhere. Hugh thought singling out the
6 municipality and implying they were special would send the wrong message. Hugh added the
7 gravel pit could possibly be a housing development in a year. Hugh wasn't worried if they allowed
8 extraction operation in Res 2 that there would be a ton of permits and was willing to underwrite
9 that risk. Jason clarified they were back to keeping extraction operation in Res 2 but not processing.
10 Jason would tweak the definitions of what they had discussed. Cathy asked if they were keeping
11 rock quarry in the extraction definition or making it separate. Peter suggested removing rock
12 quarrying. Hugh agreed. Peter said with rock quarrying, there is hammering and blasting. Cathy
13 and Peter saw rock quarry and extraction as two very distinct uses. Cathy added that totally
14 different equipment and process were used. Cathy couldn't find a universal standard and said in
15 some places, quarrying meant gravel and in others it meant dimensional stone. Peter said ASHE,
16 the organization of highway engineers, defined screen sizes and that was why he suggested screen
17 size. Peter said the State of Vermont Highway Standards define what bank run gravel is and a legal
18 definition that everyone uses and has been used in a million contracts. Jason pointed out they were
19 all fundamentally similar and it was really what the size of the operation was, how many trucks
20 were coming and going, the noise, and if it could be seen and heard by neighbors. Jason thought it
21 was all true but at the end of the day, it was the standards the DRB looked at and the conditions
22 they set that are the most important. Peter said if they said no drill, no rock hammer in the lower
23 conditions, it would draw the line. Hugh asked Peter if they left rock quarrying in the definition,
24 and part of the conditions were no blasting, drilling, or hammering, if it would make it a nonstarter?
25 Peter said it would put it back in the old days when holes were drilled by hand and filled with
26 water, and they waited for them to freeze. Barre said the Egyptians put dry cedarwood in the crack
27 and split it with water in the first version of hydraulics and made the pyramids. Hugh suggested
28 leaving rock quarries in the extraction operations because he didn't want to create a whole set of
29 separate definitions for quarrying and if they had to do something with the conditions, they would.
30 Cathy confirmed they would add cutting, shaping, and dimensional stone words to the processing.
31 Jason asked if there was any sense in adding a supplemental standard or something to gravel
32 operations language that said no blasting in Res 2. They agreed to try that. Hugh said the more
33 language they could add setting the tone of what they were trying to accomplish, even if it was a
34 supplemental standard, would give the DRB something to refer to.

35
36 Jason had a few questions on tiny houses and tiny house communities. He had looked at what other
37 towns had, and three towns treat tiny homes on wheels as RVs and generally allow them as a
38 temporary living accommodation and reminded him what Chester had decided about RVs and
39 would potentially allow them for a campground and Jason didn't think that's what the Commission
40 wanted. Jason said he and Preston agreed that many modern RVs and the tiny homes on wheels
41 are well insulated and maybe they should be considered. Jason wanted to make a distinction
42 between tiny houses on wheels and those on a permanent foundation. Lebanon and some other
43 towns have a cottage cluster standard. They could have language where they would allow for 8 if
44 water and wastewater rules and setbacks were met. The tiny homes on wheels were a little more
45 complicated. Barre wondered if a tiny house on wheels and RV were the same and should be
46 defined as an RV park and that may already exist, such as Horseshoe Acres. Barre was amazed

1 that people in Chester go to Horseshoe Acres, which is only 5 miles from Chester, to get away.
2 Barre thought if a tiny home was on wheels, it would be easy to say it should go in an RV park.
3 Barre liked the romantic idea of a tiny house settlement, especially if it was on town land and
4 thought it could be difficult setting rules for tiny houses on wheels and those that aren't.

5
6 Tim Roper said, in his mind, the primary difference between a tiny house and an RV is that the
7 RV has holding tanks and water tanks, so it's designed to be completely mobile whereas a tiny
8 home must be hooked up to local sewer and water supplies. Hugh thought that was a good point.
9 Jason said they could add language, like in Monkton, that said a travel trailer that's occupied and
10 connected to utilities: water, sewer, and electric for more than 180 days is basically a house and
11 treated as such. Jason said they could come up with a tiny home community where they must be
12 connected. Jason still felt uncomfortable and wanted to make sure they were okay with that
13 approach. Barre said if someone wanted to put a tiny house on a lot with the intent of it being there
14 for more than a season and would then be more of a dwelling at that point and thought Jason was
15 onto something with the suggested language. Preston said there are a handful of tiny houses in
16 Chester that have replaced mobile homes and are connected to septic, and people live in it and are
17 approved as houses. Hugh wasn't sure about RVs and was still considering that but thought most
18 people think about tiny homes as not seasonal whether it was on wheels or not. Hugh was fine with
19 that if it was treated as a dwelling or ADU and was properly permitted. Preston agreed and said
20 the only thing Jason and he discussed was the concept of a tiny home park is you can be closer
21 together than a 2-acre lot. As Peter had pointed out many times, mobile home parks are defined by
22 HUD and have their own set of rules and it seemed to Preston that tiny home parks were a form of
23 PUD. Hugh agreed. Jason and Hugh had discussed modifying the PUD regulations again to be
24 friendlier to tiny homes or use the PUD concept but call it a tiny home park. Peter said they had a
25 definition for a mobile home park that does all that if they removed the mobile home park. Peter
26 thought the biggest problem was they were calling for a minimum of 12,000 square feet per mobile
27 home and he thought it would allow for cluster dwellings. Peter thought they just needed to make
28 a few tweaks to 3.16 and could go there if it met the state regulations. Peter thought the minimum
29 12,000 square feet seemed like a lot. Barre asked Peter if he would change setbacks. Peter said the
30 setbacks were outside of the park, so the tiny homes had to meet the usual setbacks. Barre
31 understood but wondered if they wanted setbacks surrounding each tiny home so they weren't too
32 close together or too far apart or if they would leave it up to the developers. Hugh said it was a
33 good question but didn't know the answer. Hugh was a fan of creating a tiny house definition that
34 looked like the PUD definition but appropriate for some things Peter had mentioned. Hugh thought
35 if they could re-use 90% of the PUD language and it worked, fine. Hugh thought if it was carved
36 out, it could take its own path rather than constantly worrying about the definition of a mobile
37 home park or PUD. Hugh wasn't sure what that would look like and what the density would be
38 but once drafted, they could review it, a mobile home park, and a PUD and put all three together
39 and decide what looked right. As far as a tiny house for a place to live in Chester, Hugh didn't care
40 whether it had wheels. If someone was going to live in it full-time, it needed to be permitted as a
41 dwelling unit or ADU and follow the same rules. Hugh didn't want to see a situation where
42 someone bought a 1-acre lot and filled it with a bunch of tiny houses.

43
44 Barre didn't have a horse in the race, and they were there to make things happen but for the average
45 person to be able to do what was involved in a PUD, it was quite a bit and involved engineering.
46 Barre thought if they were trying to create more housing and density and this was one way, if there

1 was something they could do on a smaller scale like a primary dwelling and accessory dwelling,
2 they could have a few on one lot to make it work. Hugh said they had talked about having a second
3 ADU as a conditional use. Hugh thought if he bought a tiny house and placed it on his property
4 and was on town water and sewer and rented it out to someone to live, he would have an ADU.
5 Hugh said if he owned vacant land and put a tiny house on it and hooked it up to water and sewer
6 and lived there full-time, it was his dwelling and would require a permit and saw nothing wrong
7 with that. Hugh added they could figure out the RVs later because they may set a precedent with
8 tiny houses and may decide to fold RVs into that same precedent. Jason would try to come up with
9 language and they would look at it next time.

10
11 Jason asked if they had discussed tourist lodging and wondered if they had solutions. Jason asked
12 if they would differentiate tourist lodging to be more rural in character, size, and scope. Barre
13 wondered if Jason was talking about bed and breakfasts, inns, or short-term rentals. Jason said
14 tourist lodging was defined as overnight accommodation provided to transients for compensation,
15 including bed and breakfasts, boarding houses, inns, hotels, and other overnight accommodations
16 so it was everything. Jason wondered if they wanted a hotel in the middle of nowhere in Rural 8
17 District and thought they should differentiate what tourist lodging was allowed in rural areas.
18 Preston said they may run into an issue because there was a point where a short-term rental and
19 tourist lodge were getting blurred and currently, if the Selectboard decides to limit short-term
20 rentals, people may get a permit for a tourist lodge and then go through the DRB as a conditional
21 use. Preston said a tourist lodge isn't renting your entire house but renting 3 or more rooms so it's
22 like a small hotel. Preston didn't have the solution and said it was worth thinking about because
23 currently, tourist lodges are allowed everywhere because back in the old days, renting a room in
24 your house was a feelgood thing. Barre said some places are big buildings like his and can lend
25 themselves to it without any impact because they are utilizing current structures. Building a bigger
26 inn on the edge of town would require a large septic system which would limit it. Some things are
27 self-limiting and that's why they had less, according to Barre, who would support someone turning
28 a bigger structure into an inn if they upgraded the septic to make it happen. Hugh wondered if
29 tourist lodging was allowed in most zones whether permitted or as a conditional use and Cathy
30 didn't think it was ever permitted. Preston thought in most zones it was a conditional use. Jason
31 agreed and said they weren't allowed in general business, open space, or residential. They had
32 talked about allowing it in Rural 8 and thought it may be self-limiting because of septic and
33 wondered if they wanted to limit the size in the most rural of districts. Barre thought if they
34 considered possibilities for existing places, like the land on the corner of 10 and 103, and if
35 someone put a cool looking inn there and supported the infrastructure, it could be good for the
36 town on a big lot that's flat. Barre didn't know where else you could put someplace like that. To
37 support what Barre was saying, Hugh said he was looking at tourist lodging, and it would be fine
38 if it was a conditional use in Res 2 and possibly Rural 5 but wasn't convinced. In Res 2, there was
39 already what used to be Town Farm Inn that at one time, was probably permitted as tourist lodging
40 so he thought it was appropriate. Preston had said earlier that they may want to spend the time
41 making sure they had the right definition for tourist lodging because if it was their intention to
42 create a definition that would not allow a short-term rental to be classified as tourist lodging, if
43 that's what they thought best, they could make sure the definition for tourist lodging didn't
44 facilitate that. Jason said they could look at that but wondered what the difference was. If Jason
45 created a bed and breakfast, he would be renting rooms for short durations and wondered if it
46 mattered if he was doing it the old-fashioned way or through Airbnb. Hugh said it had nothing to

1 do with the platform, but currently a permit wasn't necessary to run an Airbnb. Jason wondered if
2 he had a permit for a bed and breakfast, would it matter how he marketed it. Hugh said if he got a
3 permit for tourist lodging but advertised on a short-term rental platform, he didn't have an issue
4 with that. Peter thought the state's definition for tourist lodging was different because they test the
5 water and Airbnb didn't require water testing, but official tourist lodging would. Preston said the
6 state requires inspection for 3 rooms or more and could include water, but he wasn't sure. Preston
7 said the current ordinance for short-term rentals allows anyone who's been approved as a tourist
8 lodge to advertise on the host sites and doesn't require registration. Preston was concerned that
9 back when it was easy to get a registration, it wasn't a problem but if they enacted a waiting period,
10 they needed to make sure their definition of tourist lodging was tighter. Hugh agreed because if
11 people couldn't get a registration for a short-term rental, they would apply for a permit for tourist
12 lodging and Preston was fearing that. Barre said the good of it was the problem with short-term
13 rentals most people had were with the unhosted, and tourist lodging was always hosted. Preston
14 disagreed and said that was the problem. Barre asked how it was unhosted if it was like a bed and
15 breakfast and Preston said they have someone there cooking breakfast but not all tourist lodgings
16 were bed and breakfasts. Preston said people do remote check-ins now and wasn't quite what it
17 used to be. Preston said he and Jason had both been to hotels where there was no staff, and you
18 receive a code on your phone to open the door. Hugh recommended looking at the definitions,
19 leaving tourist lodging as a conditional use in Res 2 and Residential Mixed-Use and he would be
20 inclined to leave it in Rural 5 but not in R-8 or Conservation. Jason asked the other members'
21 thoughts on that. Peter said there were a lot of short-term rentals in Rural 8 and Hugh responded
22 they could be there but just couldn't be a tourist lodge and Jason agreed. Peter thought it would be
23 interesting to have the two different definitions and wondered where the line was. Barre asked if
24 there was a difference in the number of rooms allowed between short-term rentals and tourist
25 lodging. Preston said the line was a tough one but most of the time when you're doing a short-term
26 rental, you're renting the whole house but when you're doing tourist lodging, you're renting three
27 or more rooms and were basically a mini hotel. Hugh thought they should give it a try and Preston
28 said they should at least have a better definition than the current one.

29
30 Jason said they had addressed most of his questions but the main one remaining was if they had
31 looked at the other stuff and had anything else jumped out at them. Hugh thought in their recent
32 work they had done that they were getting close to having Res 2 worked out and Rural Mixed Use
33 worked out but didn't think they had really looked at Rural 5, Rural 8, and Conservation. Jason
34 agreed with that. With Rural Mixed Use, Jason believed he had done what they had asked and split
35 apart automotive sales and service from automotive fuel. Jason said in Rural Mixed Use, they were
36 now allowing automotive sales and service but not fuel and wondered if he had captured it
37 correctly. Hugh thought he had. Peter said they were basically saying in Gassetts, you couldn't
38 have a gas station where as many as 3 had previously existed. The corner of Route 10 and 103 has
39 enough land to spread out and they were saying you couldn't do that there. Barre agreed it would
40 be a good place for one. Hugh thought the only reason they had started down that road, and he
41 would be happy to revisit it, was they went to a place that said every time you go to auto fuel sales,
42 you end up with a few gas pumps and a huge convenience store and that may not be what they
43 want. Peter said that was the one place in town where they could easily have it. Barre said on the
44 news, they talked about dollar stores going under and one of the things towns had done in zoning
45 was restricting how close dollar stores could be to each other. Barre thought if they had the distance
46 requirement, like a mile, they would be on the edge of town and could solve the problem. Hugh

1 was remembering more about the discussion and said they allow a fueling station in Village Mixed
2 Use so it seemed like they should allow one in Rural Mixed Use. Peter said they were putting the
3 Motel in the Meadow and Armory in the same location as Gassetts and they were a little different.
4 Hugh agreed. Peter said the Motel in the Meadow people would really like to do something with
5 their land housing wise and had discussed it at town meeting. Peter said there were limiting factors
6 in Gassetts where it was clay and would prevent having a big sewer system but on the other hand,
7 it was a place tractor trailers could pull over. Peter said a classic problem they had with Chat &
8 Chew was they had to make it no parking because tractor trailers parked in front of people's houses
9 and walked across the street to the diner. The same issue was with the diner below town with
10 tractor trailer parking. Peter said the only piece of land that wasn't in the floodplain on Route 103
11 was right there or they could decide, as a town, that was something they never wanted to do. Jason
12 said there were 3 areas in the rural part of town so whatever rules they allow for, will potentially
13 be able to happen in those 3 spots and as he understood it, they added automotive service because
14 there's an existing use in Gassetts. Jason wondered if they wanted automotive fuel there also and
15 said they could have a further conversation and noted fuel may be more EV charging stations
16 tomorrow and other fuel sources. Barre thought it would be a long time before that happened.
17 Jason said they could exempt EV charging stations. Barre said they were trying to facilitate things
18 to make the town better and a lot of times they were behind the eightball and was why they have
19 weird parking and lose nice buildings, and why the town didn't look as good as it did before he
20 moved to Chester. Barre thought it would be nice if they had a place for tractor trailers to fill up
21 and tourists to turn around like on the interstate and thought it would be nice having something
22 like that on the end of town, so tractor trailers didn't have to park alongside the road. Cathy said
23 when the public safety building was built, tractor trailers lost a great place for reversing direction,
24 and she felt bad about it but didn't see another choice. Barre suggested something on the internet
25 to tell truckers that they could go down his road to turn around and Peter said there was a weight
26 limit on that road, but Barre said they go down it every day to the grain store. Hugh stood by their
27 rationale for splitting the definitions because of fuel sales and the amount of traffic generated and
28 things that happen around a convenience store with a gas station was much different than a Mom
29 and Pop that does car repair. Hugh wasn't wavering on the fact they split the definitions and if
30 they weren't able to figure out where to put the zoning part of it, they may need to think about it
31 more. Hugh's first thought was to allow a gas station in that part of Gassetts but then they would
32 have to look at all the other red areas on the map to see if one could go there. Cathy very much
33 liked splitting the two uses and thought allowing a refueling station of some type in Gassetts was
34 a great idea and another place where they may be able to have a tractor trailer turnaround because
35 it is flat and not too marshy. Cathy added the map didn't have Rural Mixed Use versus Village
36 Mixed Use and thought some of the red on it they were intending to make Village. Jason said the
37 Rural Mixed Use was Gassetts, out by Motel in the Meadow, and the southern end of town by
38 Silvan Road. Cathy said out by Motel in the Meadow was another open flat space. Jason asked if
39 they wanted an automotive fuel sales facility that had a convenience store and a fast-food place in
40 it. Cathy said a little further west on Route 11, there was at least one gas station, Jelly's, that was
41 no longer open. Peter agreed and said it was a 24-hour station. Barre said the snowmobilers have
42 a problem with accessibility to fuel and other conveniences and Cathy agreed. Barre said having a
43 place where there was fuel, an eatery, and a place to stay where the Motel in the Meadow could be
44 cool for tourism for the town. Peter said Stone Hearth has fuel too. Barre didn't think they had
45 filled out the proper paperwork for it. Cathy thought they should keep the piece on 11 West and

1 allow it there. They said Jelly's was in Andover and over the line. Hugh said if it was up to him,
2 he would make fuel a conditional use in Rural Mixed Use.

3
4 Jason said in Rural Mixed Use, he hadn't added extraction or processing and asked if anything
5 looked off to them for uses in the district. Jason had added pub and bar, personal service shop, and
6 open market. Cathy wondered if they wanted to make art studio and/or gallery a use there and
7 Jason said he had added it based on their conversation the last time. Hugh was okay with what he
8 saw and was okay with Res 2 and Rural Mixed Use. Jason noted they were allowing restaurants
9 and wondered if there was any reason to discuss formula type uses or drive-thrus. Hugh thought
10 they had decided at the last meeting not to block out formula businesses or bigger/industrial type
11 buildings and didn't have great reasons to block it out everywhere. Jason wondered about a
12 McDonald's scenario. It may not be likely, but Jason could imagine a convenience store and some
13 place with a drive thru. Cathy said the Sunoco station was going to be a drive-thru for Dunkin'
14 Donuts but gave up and she thought mostly because it was in the floodplain. Hugh wondered if
15 they had the discussion about restaurant not being allowed in Res 2 and they had. The only reason
16 Hugh was asking was Town Farm Inn had been a restaurant. Jason thought they had discussed it
17 but said nothing was written in stone so they could discuss it again and add it if they wanted. Hugh
18 was fine with leaving it out.

19
20 There was nothing else for Residential 2.

21
22 Hugh said at a future meeting, they should tackle looking at sawmill and wood processing and
23 make sure they had it like they want it. They had accomplished a lot at this meeting but there was
24 homework for Jason and Preston to tweak things for the next meeting.

25 26 **Agenda Item 4, Adjournment**

27
28 Cathy moved to adjourn, and Barre seconded. A vote was taken, and it passed unanimously. The
29 meeting was adjourned at 8:05 p.m.