

**TOWN OF CHESTER
PLANNING COMMISSION**

**February 15, 2016
Minutes**

PRESENT: Tom Bock; Tom Hildreth; Harry Goodell; Claudio Veliz; Randall Wiggin

VISITORS: Julie Hance; Michel Normyle; Randy Miles; John Broker Campbell; Cathy Hasbrouck; Dan Potter

The meeting was called to order at 7:00 p.m. by Chairman Bock.

1. APPROVAL OF THE MINUTES:

A motion was made by Randall Wiggin to approve the minutes of the January 19, 2016 and February 1, 2016. Seconded by Tom Hildreth. The motion passed.

2. JOHN BROKER CAMPBELL; RIVER MANAGEMENT DISCUSSION:

John Broker Campbell from the Agency of Natural Resources Rivers Program was present to discuss river management. The powerpoint presentation is attached to these minutes.

Claudio Veliz questioned what happens if there is another Irene and properties are flooded that are outside of the FEMA flood area and will the maps be redrawn. John stated that they will be eventually.

Tom Bock expressed concerns that the river corridor area in Chester is very large. He has concerns regarding how this would affect property values. John noted that the model language does state that no new primary structures be allowed. However, modifications to existing structures are allowed in some instances. John reviewed the river corridor maps. Julie Hance will print out the maps from the Natural Resources Atlas.

Discussion further ensued regarding the potential of a compensatory program. Perhaps the town can be innovated in this area.

Julie Hance will get the larger maps from Katharine Otto showing the river corridors in town. John stated that there is the possibility of requesting Shannon to come perform actual geomorphical studies of the rivers in town to better define these river corridor boundaries.

3. RANDY MILES REQUEST:

Tom Bock mentioned adding wood processing as a conditional use to some districts. Discussion ensued regarding where this use would be allowed. The Commission agreed on R40, A3, R120, CR, F. A definition for wood processing would be commercial processing of firewood for sale.

4. UNIFIED DEVELOPMENT BYLAW REVIEW:

Change page 47 to define which RC District this applies to.

Special Criteria: The Planning Commission agreed that on page 48 (d)(4) should add “if a gable roof is chosen”.

The Planning Commission further agreed that their March 7 meeting will be to finish up the UDBs only.

5. TOWN PLAN UPDATE:

The Planning Commission set the Flood Resiliency public hearing for March 21, 2017.

6. CITIZENS COMMENTS:

There were no citizen’s comments.

7. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, March 7, 2016 at 7:00 p.m. This will be for UDBs only.

8. ADJOURN:

A motion was made by Harry Goodell to adjourn. Seconded by Claudio Veliz. There being no further business at this time, the meeting adjourned at 9:02 p.m.

Julie Hance
Planning Director

Thomas Bock
Chairman of the Planning
Commission