

**TOWN OF CHESTER
PLANNING COMMISSION**

**May 16, 2016
Minutes**

PRESENT: Tom Bock; Naomi Johnson; Tom Hildreth; Randall Wiggin; Claudio Veliz

VISITORS: Julie Hance; Michael Normyle; John DeBenedetti; Shawn Cunningham; Doug Somerville; Frank Bidwell; Rosie Segal; Sondre Mitchell; Tom Mitchell; Michele Bargfrede; Bonnie Dean; Norman Dean; Heather Chase; Arne Jonynas; William Lindsay; Gail Stewart; Huzon Stewart; Sheila Garaffa; Peter Hudkins; Suzy Forlie

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

1. APPROVAL OF THE MINUTES:

A motion was made by Randal Wiggin to approve the minutes of the May 2, 2016 meeting. Seconded by Tom Hildreth. The motion passed.

2. PUBLIC HEARING: UDB AMENDMENTS:

Rosie Segal gave her appreciation of the efforts of the Planning Commission. She is a resident of High Street. She requested the history and is wondering why uses such as Heavy Construction Trades, Building and Construction Trades, and Sawmills on High Street which is both R40 and R120 District. Tom Bock explained that uses are not just for High Street, they are for all parcels located within the Districts. He then explained the Conditional Use process. Naomi Johnson stated that building and construction trades have been allowed in the R40 District for many years, as far back as 1993. She explained that when the regulations were unified in 2014, there were some uses that had been allowed for many years that were inadvertently left out. These have been added back.

Doug Somerville questioned the reasoning for allowing Campgrounds on Church Street. Naomi Johnson read the definition of Campground. Tom Bock stated that a campground would be required to go before the Development Review Board.

Suzy Forlie stated her opinion that Heavy Construction Trade seem inappropriate for the R120, R40 and A3 districts. Claudio Veliz recounted Phil Perlah's opinion that these uses should not even be allowed in these districts. He further stated that the DRB is tasked with the responsibility of issuing permits.

Heather Chase questioned how many denials have been issued in the past 10 years. She questioned why Heavy Construction Trades would be added when they haven't been in there.

Frank Bidwell stated that there is great detail for signs but there is no stipulation for heavy construction trades and sawmills. There is a general consensus that these uses not be allowed in the R40 District. Sondre Mitchell does not want to see Wood Processing in the R120 District. Wood Processing should be moved from the Permitted Uses to the Conditional Uses. Sheila Garaffa questioned why conditional uses were being added. Tom Bock and Naomi Johnson explained the process.

Michele Bargfrede asked for clarification about existing buildings and when a conditional use is required. Michael Normyle explained the permitting process. Claudio Veliz gave examples of positive changes that have been made. He stated that not all businesses should be allowed in Chester.

Peter Hudkins questioned the definitions of Saw Mill, Wood Processing and Forestry. He stated that he meets the definition of Forestry which does not include the portable wood processing. This needs to be corrected.

Rosie Segal questioned what will happen to the remaining parcels within a district if a use is removed. Tom Bock stated that the Planning Commission would review the High Street and Church Street areas with regard to potential redistricting. Richard Farnsworth stated that he would like the Planning Commission to remember the “not in my back yard” thought when making these changes.

Michele Bargfrede asked the Planning Commission to elaborate on the changes Julie Hance gave her a copy of the sign portion of the regulations. Michael Normyle stated that the new regulations provide more flexibility to the businesses. In addition, there is a broader selection of signs allowed.

Tom Hildreth stated that there are potential other concerns brewing for traffic such as the windfarm in Grafton. He also stated that any change in one district affects the entire district.

Shawn Cunningham questioned the zoning enforcement process and if the Planning Commission recommends to the Selectboard to pursue enforcement. The Planning Commission agreed that they could make a formal recommendation to the Selectboard that they would like to see enforcement.

3. CITIZENS COMMENTS:

There were no citizen’s comments

4. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, June 6, 2016 at 7:00 p.m. .

5. ADJOURN:

A motion was made by Randal Wiggin to adjourn. Seconded by Claudio Veliz. There being no further business at this time, the meeting adjourned at 9:03 p.m.

Julie Hance
Planning Director

Thomas Bock
Chairman of the Planning
Commission