TOWN OF CHESTER
PLANNING COMMISSION
November 3, 2025, Minutes

Commission Members Present: Jeff Holden, Scott MacDonald, Cathy Hasbrouck, and Hugh Quinn at Town Hall; and Carl Henshaw via Zoom.

Staff Present: Susan Bailey, Recording Secretary, via Zoom.

Visitors Present: Randy Miles at Town Hall.

Call to Order

Chair Hugh Quinn called the meeting to order at 6:30 p.m.

Agenda Item 1, Approve Minutes from October 20th meeting.

Cathy moved and Carl seconded a motion to approve the October 20, 2025, minutes. The minutes were approved, as written.

Agenda Item 2, Citizen Comments

There were none.

Agenda Item 3, NDA Application status update

Hugh gave a status update. A meeting was held on October 4th - the Community Investment Board. Hugh attended and Chester's NDA application was approved. Everything in yellow on the map will be part of the NDA, which is largely parts of town currently on water and sewer or have the possibility to extend water and sewer. The designation will provide additional funding opportunities and reduction in Act 250 oversight for housing projects. It's a good thing for Chester. Jason spoke about the future land use maps at the last meeting. This will enable Chester to take advantage of some of the opportunities before the state is done. They will likely add for the Tier 1B status for the part of Chester represented in the NDA. Chester is getting ahead of the game, reducing barriers, and providing incentives for people considering development. Hugh thanked them for their support. It will not give them Tier 1B status but review the future land use maps with the state review board. The Select Board will have to approve whether they want to be considered for a Tier 1A or Tier 1B status. At the previous meeting, they decided that Tier 1A wasn't appropriate for Chester. The municipality has to agree to oversee Act 250 in the town if they opted for Tier 1A, which would be a huge burden. Hugh noted they weren't a record town. Tier 1B provides a pass for Act 250 oversight but only for housing and missing middle housing but not a pass on second homeowner ski homes. They wouldn't have to manage all other Act 250 stuff that would be a burden. Jason will ultimately be before the Select Board asking for approval of Tier 1B status.

Agenda Item 4, Final Review of Draft LED sign language

Scott took measurements at Springfield Middle School and learned that it was in the ballpark of what they had talked about. The sign was only 4' x 6' and about 40" off the ground and the 10'

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tall part was a minimal wooden panel. It was on a 6' mound. It wasn't overbearing and presented as 8' tall because of the way it was designed. Hugh noted they had made an edit on page 2 under design mounting standards, item #5 and decided to drop it to 10' after Scott's research. On page 1, they wanted to clarify what they meant by pole mounted. They don't want a single post with a horizontal overhang. It was a clarification on the pole mount language. They changed school to public school because at this point, it wouldn't be possible for someone schooling on anything because they don't want LED signs for businesses.

Carl moved to advancing the proposed language to a Planning Commission public hearing and to the Select Board and Cathy seconded the motion. The motion carried, unanimously. The first opportunity for a Planning Commission public hearing is December 1st and the first available Select Board date would be January 7th.

Randy Miles thanked the Commission for their hard work and knew the school would thank them, also.

Agenda Item 5, Adjournment

Scott moved to adjourn, and Jeff seconded the motion. A vote was taken and passed unanimously. The meeting was adjourned at 6:47 p.m.

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