

**TOWN OF CHESTER  
PLANNING COMMISSION**

**March 15, 2016  
Minutes**

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

**VISITORS:** Julie Hance; Frank Bidwell; Jason Rasmussen; Michael Normyle

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

1. ORGANIZATIONAL MEETING:

Naomi Johnson nominated Tom Bock for Chairman. Seconded by Randall Wiggin. The motion passed.

Randall Wiggin nominated Naomi Johnson as Vice Chairman. Seconded by Tom Hildreth. The motion passed.

2. APPROVAL OF THE MINUTES:

A motion was made by Tom Hildreth to approve the minutes of the March 7, 2016 meeting. Seconded by Randall Wiggin. The motion passed.

3. TOWN PLAN UPDATE:

The Planning Commission reviewed the first draft of the Economic Development Chapter. This draft is a culmination of regional data as well as responses heard at the Economic Development forum .

The Planning Commission agreed to the following changes to the proposed Chapter:

- Naomi Johnson noted that on page 1, item 4, the Gassetts area should be added as well.
- Page 3, first paragraph should include the median household income data from the water income survey done.
- Section 1c, remove the term “snecked ashlar buildings”
- Item 2, vehicle and state highway maintenance
- Page 3, is Green Mountain Festival Series still in existence
- Page 4, change to read that Elm Street is only served by water, not sewer.

On Page 6, the Planning Commission discussed the list of strategies identified. They agreed to the following amendments to the list.

- Item 11, add the language, “consider expansion of Village Center Designation boundary in the future”
- Get more information on Neighborhood Development Area Designation
- Item 15, remove cobble stones.
- Remove Item 1.
- Change item 2 to read, “for new and existing businesses...”
- Remove item 5
- Item 7 should be modified to read, “Chester which reinforce the scale, character and economy of the community”

It was agreed that Jason Rasmussen will provides excerpts from the Route 103 Corridor Study which referenced the “Big Box” language used on page 5, Southern Gateway.

Discussion ensued regarding drive-through businesses. It was agreed that this discussion will take place during the Unified Development Bylaw discussion in April.

Jason Rasmussen questioned the Planning Commission regarding their feelings towards green energy such as solar and wind. He stated that the Public Service Board is looking for very specific language in the Town Plan as to the overall opinion of the town. The Planning Commission agreed to have Jason Rasmussen come up with some language that would allow solar but require aesthetics and screening.

4. CITIZENS COMMENTS:

There were no citizen’s comments.

5. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, March 21, 2016 at 6:00 p.m. This will be the public meeting for the flood resilience portion of the Town Plan.

On April 4, 2016, the Planning Commission will make any final changes to the Unified Development Bylaws and set a hearing date to begin the adoption process.

6. ADJOURN:

A motion was made by Naomi Johnson 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