

**TOWN OF CHESTER
PLANNING COMMISSION**

**March 7, 2016
Minutes**

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

VISITORS: Julie Hance; William Lindsay; Kathy Hasbrouck; Michael Normyle;

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 February 15, 2016 meeting. Seconded by Tom Hildreth. The motion passed.

Tom Bock stated that Harry Goodell is no longer a member of the Planning Commission. Tom Bock thanked him for his many years of service to the community. He stated that Claudio Veliz has been appointed as a full time member.

2. UNIFIED DEVELOPMENT BYLAWS:

The Planning Commission agreed to the following additions to the Special Criteria section: In the Stone Village, items 4 and 7 are mandatory. In addition, the applicant would be required to choose 6 additional specs to comply with. In the Village Center District, items 4 and 7 are mandatory. In addition, the applicant would be required to choose 4 additional specs to comply with. In the RC District located on Depot Street/South Main Street, items 4 and 7 are mandatory. In addition, the applicant would be required to choose 4 additional specs to comply with. Item 3 was amended to read "A gable roof...".

It was further agreed that Julie Hance will go through the entire document to reflect the term "Center of Chester" instead "Village Center", etc. The Planning Commission agreed to amend section (b) on page 48 to end with "in appearance".

The Planning Commission agreed to change the heading of section 3.6 to read, "Damaged, Unfinished and Abandoned Structures". In addition, Julie will add in the language from St. George and a definition of "Substantially Complete".

The Planning Commission agreed that the language relative to Broadcast Facilities is acceptable.

Julie Hance will make the changes to the Landscaping & Screening section of the RC District provided to her by Claudio.

The Planning Commission agreed that Section 3.25 will be amended to add, “The 1000 foot requirement is to be measured from the building as the crow flies”.

The Planning Commission agreed to the following addition to section 7.16 B(1)(a): “vii. To avoid encroaching into a seasonal stream buffer or to avoid building in the Special Flood Hazard area.”

The Planning Commission agreed to remove (b) from Section 3.24.

Michael Normyle stated that he will work on extracting the images for insertion into the sign section regarding full cut off lighting.

3. CITIZENS COMMENTS:

There were no citizens comments.

4. SET DATE FOR NEXT MEETING:

The next meeting was set for Tuesday, March 15, 2016 at 7:00 p.m. This will be to review the Economic Development portion of the Town Plan.

March 21, 2016 will be the public hearing 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.

5. ADJOURN:

A motion was made by Randy Wiggin to adjourn. Seconded by Tom Hildreth. 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