

**TOWN OF CHESTER
PLANNING COMMISSION**

**May 2, 2016
Minutes**

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

VISITORS: Julie Hance; Jason Rasmussen; Heather Chase; Suzy Forlie; Phil Perlah; Jerry Stewart; Gail Stewart; William Dakin; William Lindsay

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 April 18, 2016 meeting. Seconded by Tom Hildreth. The motion passed.

2. TOWN PLAN DISCUSSIONS:

Flood Resilience:

Jason Rasmussen was present from the Regional Planning Commission. He stated that he has revised the draft Flood Resilience chapter and incorporated the changes of the Planning Commission. Tom Bock explained the process of the Town Plan review and adoption process.

William Lindsay questioned if the State of Vermont is making changes to the 100 year flood maps. Jason Rasmussen stated that there are no scheduled changes with FEMA at this time.

Discussion ensued regarding the aspirational language within the “Goals” section of the chapter. The Planning Commission agreed that this language was left aspirational at this time on purpose. This was to allow for the town to gradually phase into stricter flood regulations in the future. Jason Rasmussen explained the River Corridors map following a question from William Dakin.

Tom Bock questioned item 7 of the Policies relating to the town’s required match. Jason Rasmussen explained that the town currently receives a 12.5% match from the State and the Federal Government. The adoption of the River Corridors would decrease this match to 7.5%.

Economic Development Chapter:

Tom Bock explained that this is a brand new chapter to the Town Plan. This draft represents the changes requested by the Planning Commission and the Town Manager. William Dakin stated that the words of the Town Plan need to be firm for ACT 250

purposes. William Dakin noted that on Page 4, it should read Chester Economic Development Committee and the Green Mountain Festival Series is still a committee.

William Dakin questioned the definition of “smart growth principles” and doesn’t understand “built environment”. Jason Rasmussen stated that the “smart growth” is described in Statute. The Planning Commission agreed to reference the statute for clarity and provide a summarized definition. Tom Hildreth questioned the language relative to development being focused in the Stone Village. Claudio Veliz stated that he could see mixed use growth in the Stone Village within the existing buildings. Discussion ensued regarding whether to focus growth in the Stone Village. It was agreed to remove the language relative to focusing growth in the Stone Village on page 5.

Heather Chase requested that there should be clarification made between Home Based Jobs and Home Based Employment. It was also agreed to add some language relating the high speed internet that Chester has.

Randal Wiggin commented that there is no area designated for an industrial park. Discussion ensued. The Planning Commission agreed to add a goal regarding identifying a potential location for a commercial park.

Tom Bock stated that David Pisha wanted language relating to more of a regional effort within the policies and objectives section.

Future Land Use Maps:

Jason Rasmussen stated that the Future Land Use Maps have been revised. Claudio Veliz stated that he would like to see the Commercial District labeled as Residential Commercial. Discussion ensued regarding review of the zoning districts as a whole and when to make these changes. It was agreed that this should be reviewed independent of any bylaw, as a stand-alone issue and should follow the Master Plan discussions.

3. CITIZENS COMMENTS:

Phil Perlah stated that he is present as a resident of Green Mountain Turnpike. He stated that he has concerns relating to uses that are being added to the R120 District. He feels that there are inconsistencies with the Town Plan. Discussion ensued. It was suggested that Phil Perlah redraft his letter and submit for discussion at the next meeting on May 16.

4. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, May 16, 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