



CHESTER PLANNING COMMISSION AGENDA
August 17, 2020, 6:30 PM

This meeting will take place at the Gazebo at the Pinnacle, Lover's Lane Road
Bring your own seating. Facemasks will be required.

1. Review August 3, 2020 minutes.
2. Citizen comments.
3. Discuss Stone Village District page as distributed.
4. Discuss agenda and date for next meeting.

210 Base Zoning Districts**210 Stone Village**

2105.A Purpose. The Stone Village district is an area along the Williams River that encompasses a number of historic buildings. The district preserves the unique character of the area, including historic denser settlement patterns, while allowing a compatible group of residential and non-residential uses. The district has municipal water and sewer service.

2105.B **Permitted Uses.** Uses are listed with definitions in Section 2111 Use Table. The zoning administrator may issue a permit for the following uses:

Residential Uses

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Accessory dwelling
- (4) Home occupation
- (5) Home business
- (6) Family childcare home
- (7) Senior housing
- (8) Group home, Level 1

Lodging Uses

- (9) Bed-and-breakfast
- (10) Rooming and boarding house
- (11) Short-term rental

Commercial Uses

- (12) Retail, up to 3,000 square feet
- (13) Office, professional, business or administrative service (up to 3,000 sf)
- (14) Personal service, up to 3,000 square feet
- (15) Restaurant, sit down

Industrial Uses

- (16) Media recording or broadcasting studio
- (17) Communications antenna

Arts, Entertainment & Recreation

- (18) Artist gallery or studio, up to 3,000 square feet
- (19) Museum
- (20) Indoor recreation, up to 3,000 square feet
- (21) Public outdoor recreation or park

Civic Uses

- (22) Government facility
- (23) Educational institution
- (24) Specialty school, indoor and up to 6,000 square feet
- (25) Child daycare
- (26) Religious institution
- (27) Funeral services
- (28) Cemetery

Natural Resource-based Uses (30) On-farm business Level 1
 (29) Farming or forestry

2105.C **Conditional Uses** An applicant must obtain conditional use approval (see Section 4305 Conditional Use Review) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed below.

Residential Uses

- (1) Multi-family dwelling (3+ units)
- (2) Assisted living or skilled nursing service
- (3) Group home, Level 2

Lodging Uses

- (4) Inn

Commercial Uses

- (5) Retail sales over 3,000 sf
- (6) Repair service (small goods, up to 3,000 sf)
- (7) Lawn, garden and farm supply sales
- (8) Open market
- (9) Rental and leasing, small goods, up to 3,000 sf
- (10) Office, professional, business or administrative service over 3,000 sf
- (11) Personal service, over 3,000 sf
- (12) Veterinary, pet or animal service
- (13) Mobile food service
- (14) Bar
- (15) Event facility
- (16) Catering or commercial kitchen

Arts, Entertainment & Recreation

- (17) Theater
- (18) Artist gallery over 3,000 sf
- (19) Indoor recreation over 3,000 sf

Civic Uses

- (20) Specialty school outdoor or over 6,000 sf
- (21) Clinic or out-patient care services
- (22) Social club

Natural Resource based

- (23) On-farm business Level 2

2105.D **Site Plan Review** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry. (See Section 4304).

2105.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards:

Dimension	Proposed	Actual measurements taken on North St. lots between Green Mountain Tpk and Dalrymple	Current bylaws
Minimum lot size	20,000 sq ft	Average lot size is 2.2 ac	30,000 sq ft
Lot frontage	120 feet		120 feet
Lot coverage maximum	50%		20%
Front setback	20 feet	10' minimum 26' average	40 feet
Side setback	16 feet	0' minimum 27' average	30 feet
Rear setback	16 feet		30 feet
Foot print	6,000 sq ft		
Height maximum	35 feet		35 feet
Density	1 dwelling unit or principal use per 20,000 sq ft		

Notes on dimensional standards to consider

(The text of these notes in blue will not be part of the bylaws)

Lot coverage and building footprint

The maximum coverage for any lot area in excess of 3 acres will be 5% in the **proposed** bylaws.

The maximum footprint in the **proposed** bylaw applies to principal buildings only.

Front Setback measurement

The front setback in the **current** bylaws is measured from the edge of the road. Where there is asphalt, it is assumed to be the edge of the asphalt.

The front setback in the **proposed** bylaws is measured from the edge of the road right-of-way. If the edge of the road right-of-way is not known, it is assumed to be 25 feet from the road centerline if the road is a 3-rod right of way, or one-half of the known right-of-way width from the road centerline. Given that information, the **proposed** front setback distance would be about 15 feet shorter than the **adopted** front setback to arrive at the same point on the lot, i.e. to maintain the “invisible” setback line in the same location in the proposed bylaw vs. the adopted bylaw. The Planning Commission’s goal in the Stone Village is to keep the houses on the street in line with each other relative to the street. The proposed method for measuring the setback is more reliable than the currently adopted method. The setback distance will not need to be adjusted if the road is widened, for example.

2105.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development subject to major site plan approval must conform to these development standards as shown in table 2113, Development Standards:

- Drive-through service is prohibited
- Corporate or franchise architecture is prohibited
- New buildings and additions must be compatible with the architectural form, scale, massing and materials of traditional buildings found in the district.
- Designs that reference the form of traditional village commercial, residential, or agricultural outbuildings and barns are strongly encouraged.
- Designs that use high-quality materials such as stone, wood clapboards, board and batten, barn board, or composite materials that are virtually indistinguishable from traditional materials for exterior cladding, are strongly encouraged.
- New buildings should fit into the surrounding built environment in a manner that maintains the settlement pattern and scale of the neighborhood
- New buildings should have a sloped roof with a pitch of not less than 6:12. This will not apply to secondary roofs over dormers, sheds, porches, etc.

- The façade should be broken into sections of not more than 40 feet by ells, bays, projections or recesses, with not less than 4 feet of change in the wall plane.
- New and modified buildings should incorporate a principal entrance that faces the road with a walkway connection to the existing or planned sidewalk, a regular fenestration pattern and no length of solid or blank wall between openings or doorways greater than 20 feet

New and modified buildings should incorporate at least four items from the following list, shown in Table 2113, New or Modified Building Facades section:

1. A functional second story with a floor area that is not less than 40% of the floor area of the ground floor
2. A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above finished grade
3. An open porch, arcade or gallery at least 6 feet deep that extends along no less than 40% of the façade
4. Permanent awnings (vinyl or plastic awnings are prohibited), overhangs or trellises over the ground floor windows
5. One or more dormers or cupolas, which must be proportional in size to the building, relate to the size and placement of the windows below and break up the mass of a large roof expanse.
6. A cross gable or ell, which must not be less than 24 feet wide or 30% of the façade, whichever is less, and which must project from or be recessed behind the wall plane at least 4 feet.
7. Wood-clad exterior with corner board trim
8. Stone construction
9. Shutters that are appropriately sized and hung so as to appear functional (able to be closed and cover the window opening)
10. Vertical windows (taller than they are wide), which may be combined to fill a horizontal opening
11. One or more bay windows.