



TOWN OF CHESTER

Town of Chester

DEVELOPMENT REVIEW BOARD AGENDA

May 24, 2021

5:00 PM Site Visit 517 First Avenue and 716 Depot Street

5:30 PM Site Visit 128 Main Street, Bargain Corner

1. Review draft minutes from May 10, 2021 meeting
2. Citizens' comments
3. Conditional Use Review for Retail Store (#566) 128 Main Street
4. Boundary Adjustment Hearing (#567) 517 First Avenue and 716 Depot Street
5. Deliberative session to review previous or current matters

SEE TOWN'S WEBSITE FOR INSTRUCTIONS TO DIAL INTO PUBLIC HEARING VIA
ZOOM CONFERENCE

Contact Recording Secretary Cathy Hasbrouck for assistance in attending via Zoom
cathy.hasbrouck@chestervt.gov, 802.875.2173

TOWN OF CHESTER

Application for a hearing before the Development Review Board

Appeal No: _____ Date _____ Appellant name: _____
Appellant address: _____ Landowner name: ARNOLD + AMY AXELTON
Landowner address: PO BOX 837 CHESTER tel # 803-376-7111
Location of property: 128 MAIN STREET Parcel map # 605107
Description of Project: _____

Type of application:

- ☒ Conditional Use approval ☐ Flood Hazard Area Review
☐ Variance ☐ Waiver
☐ Sub-Division ☐ Planned Unit Development
☐ Appeal of decision of Zoning Administrator ☐ Misc. listings in Sec. 7.9 E
☐ Boundary Line Adjustment

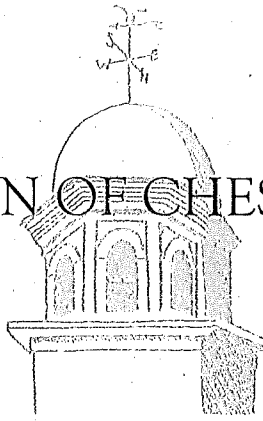
Seven (7) copies of to-scale drawings or engineered plans detailing this project must accompany this application. A copy of the "Checklist" attached to this application must be completed and submitted with this application, along with all required letters.

Applicant Signature [Signature] Date 4-19-21

Zoning Administrator Catherine A. Hasbrouck Date 4/21/21

Application before the Development Review Board

TOWN OF CHESTER



556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173
Fax (802) 875 2237

May 3, 2021

TOWN OF CHESTER NOTICE OF PUBLIC HEARING BEFORE THE DEVELOPMENT REVIEW BOARD

The Development Review Board will be holding a Site Visit at 5:30 PM on Monday, May 24, 2021 at 128 Main Street and a Public Hearing at 6:00 PM on Monday May 24, 2021 at the Town Hall, for a Conditional Use application (#565)

PROPERTY OWNERS: Amy and Arnold Norton
APPLICANTS: Amy and Arnold Norton
LOCATION: 128 Main Street
PARCEL NUMBER 60-51-07
DISTRICT: Village Center

ACTION REQUESTED: Resume Retail Store use.

Abutters are hereby notified that further information can be found at the Town Clerk's Office which is open Monday through Friday, 8:00 AM to 4:00 PM. Participation in this hearing is a pre-requisite to the right to take any subsequent appeal.

For the Development Review Board

Catherine A. Hasbrouck
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

INTRODUCTION

We Arnold and Amy Norton, are both born and raised Vermonters. We purchased the 128 Main Street property in September 2014, with the hopes of making the long time commercial building functional again.

A little history for those that are not familiar with the property. In the 1800's this property housed a functional 3 story hotel, until the early 1900's when it became a prosperous market for many years up until the 2000's. Most of the market years also included an adjoining parts store, which existed in an addition to the current building. We have operated, what we believe has been a successful business in this space for almost 7 years now and believe it to be a great asset to the town of Chester. This property has always been commercial for as long as anyone can remember and retail is a perfect fit for this property.

The Village Center consists of several shops as well as a mixture of other commercial businesses. The more that we can bring to the Village Center, will certainly make Chester a destination that people will love to visit. Our goal when we opened this retail shop in 2014, was to not only focus on tourists but to have items for the locals as well. We have been awarded the permit for an expansion to the current building. We are looking to put back into play the previous expansion that has once existed to the current building. This opportunity not only benefits us, we believe it will benefit the community as well as the several retail shops amongst us. Small businesses are the backbone of this country and we all need to work together to prosper.

2.3 VILLAGE CENTER DISTRICT

A. PURPOSE

The Village District consists of a mixed use, with a preponderance of retail (Village Green) and other commercial uses. is the only use that This property has only ever had commercial uses. The heart of this town is the Village District and our business fits with the character of the area. (See Attachment 1)

C. CONDITIONAL USES

We seeking a conditional use for our retail space in the Village Center District.

D. DIMENSIONAL STANDARDS

The existing commercial building and with the outline of proposed expansion fall all within the underlying guidelines.

4.8 CONDITIONAL USES

1. GENERAL STANDARDS

A. Capacity of existing or planned community facilities

Our use will have no impact to the water or sewer system, as no additional plumbing is being added. There will also be no additional impact on police, fire or ambulance as the building will stay accessible as it always has.

B. Character of the area affected

As stated in 2.3 A, the use of retail has existed in this building for 100+ years. The character of the Village District consists of a large part of retail space and mixed commercial uses.

C. Traffic on roads and highways

We anticipate no change on the roads or highways. There have been no issues in the past 6 years.

D. Bylaws and ordinances

No special standards for retail. Look at supplemental standards for Village Center.

E. Utilization of renewable energy standards

We do not anticipate any of our uses will have a negative impact. We plan on looking into heat pumps or pellet stove to reduce or eliminate use of oil for heat.

2. SPECIFIC STANDARDS

Minimum Lot Size	20,000 sq. ft.
Minimum Lot Frontage	100 ft.
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback	15 ft.
Minimum Rear Yard Setback	15 ft.
Maximum Lot Coverage	35%
Maximum Building Height	35 ft.

A. Minimum lot size. At 19,400 square feet the lot is just under the minimum lot size of 20,000 square feet. The lot has 73 feet of frontage. There is more than 15 feet of setback on the southeast and rear sides, but less than 15 feet on the northwest side.

B. Distance from adjacent or nearby uses:

See attachment 1. The parcel is abutted by office space on both sides, a church, a school, a library and a 4-unit apartment building.

C. Minimum off-street parking and loading facilities:

Parking is available in the front of the building and the expansion will allow additional parking in the front. Our location within the Village District has several spaces allowed in the on-street public parking. The public parking on the Green attracts a lot of customers who shop those stores Curious shoppers walk over to our store. There is parking available in the rear. The existing (50+ year old) loading dock will stay in place in the rear.

D. Landscaping and Fencing

Our property abuts commercial buildings on each side. A fence at the rear separates the property from the Elementary School.

E. Design and Location of Structures and service Area:

The trash container that serves our space will be kept in the very far rear corner of the property, as it has been. The existing dock will stay in its current place to the rear of the building and will be used as it always has.

F. Size, Location and Design of Signs:

Signs were permitted and placed for our retail shop back in September of 2014. These will be the signs that we will use for our business.

3. SPECIAL CRITERIA

The following special criteria are met:

- Wooden Texture 1-11 is used on the exterior.
- Stone accent adorns the front of the building.
- Parking is available at the rear of the building.
- There is a Gable roof facing the street.
- Corner boards exist on the street side of the building.
- The building has a front porch.

The current building meets the "New England" Architectural character of the district.

4.9 PERFORMANCE STANDARDS

A. NOISE (As measured from property edge)

1. Noise shall not exceed 60dB between 8pm to 7am

2. Noise shall not exceed 70dB between 7am to 8pm

Our retail shop potentially may be open 7 days a week from 9:00 am until 5:00 pm. We operate an antique / furniture shop in which is a low-key business, as far as noise is involved. Conversation is the most common source of noise in the store.

We are now currently closed on Tuesdays and we are thinking of staying that way. During the week is our slowest period and like a lot of other businesses, our busier time is on the weekends. We are certainly not Walmart and when we say busy, we are talking maybe 5 to 6 cars at once at a busy moment.

B. AIR POLLUTION:

Nothing pertaining to our use would create any of the listed forms of air pollution.

C. Glare, Light or Reflection

The front of the building will be lit with a downward facing shielded exterior light. A soft glow accent light may be placed on the side of the building. A light placed upon the building will probably be in a manner where it will stay dim until it is motion activated.

D. Safety Hazards

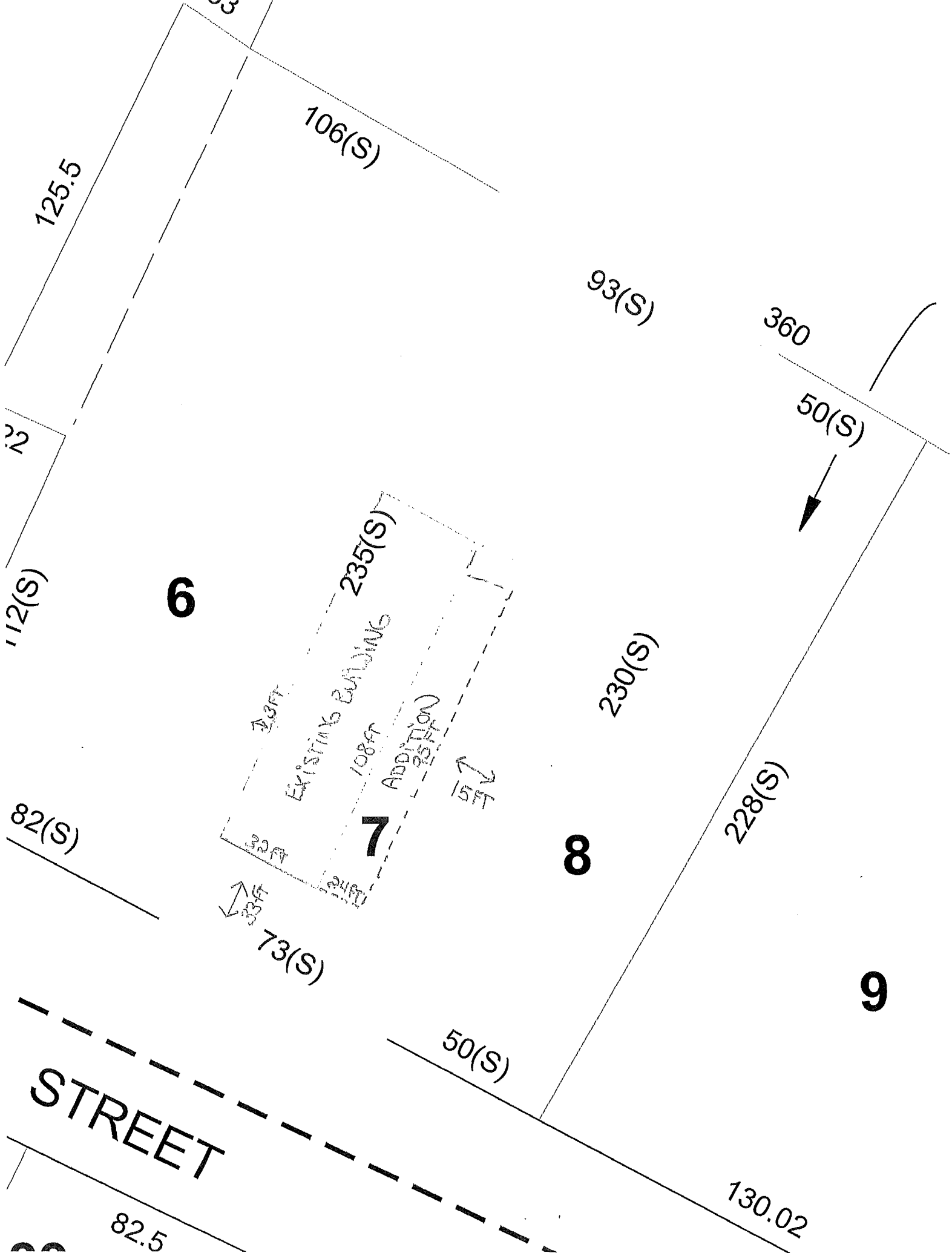
We anticipate no safety hazards from our use nor our building.

E. ELECTROMAGNETIC DISTURBANCES

None

F. Underground Storage Tanks / Surface water pollution

None



6

7

8

9

STREET

106(S)

93(S)

360

50(S)

230(S)

228(S)

50(S)

130.02

82(S)

73(S)

23 FT

EXISTING BUILDING

108 FT

ADDITION

25 FT

15 FT

33 FT

33 FT

24 FT

125.5

112(S)

82.5

ATTACHMENT 1: TAX MAP DETAIL WITH NEIGHBORS & LAND USE / RESIDENCE

PROPERTY NUMBER	OWNER	NOTES ON LAND USE/RESIDENCE
5	CHESTER BAPTIST CHURCH	PUBLIC CHURCH
6	SARAH VAIL	ATTORNEY's OFFICE
8	HENRY OFFICE BLDG.	OFFICE SPACE
38	Eugene Guy	4-unit apartment
39	TOWN FACILITY	LIBRARY

Zoning

From: mswilson@vermontel.net
Sent: Monday, May 17, 2021 6:50 PM
To: Zoning; Matt Wilson; Richard.Cloud@vermont.gov
Subject: RE: Impact letters for the Bargain Corner, 128 Main Street

Hi Cathy,

I have no issues with the current permitting. I do have concerns about how close the addition will bring it to the neighboring structure but not something we can not work around.

Matthew S. Wilson
Fire Chief
Chester Fire Department
PO Box 370
Chester, VT 05143
Cell: [802-289-1207](tel:802-289-1207)
Office: [802-875-2175](tel:802-875-2175)
Fax: [802-875-2036](tel:802-875-2036)
mswilson@vermontel.net

From: Zoning <zoning@chestervt.gov>
Sent: Thursday, May 13, 2021 10:10 AM
To: Matt Wilson <matt.wilson@chestervt.gov>; mswilson@vermontel.net; Richard.Cloud@vermont.gov
Subject: Impact letters for the Bargain Corner, 128 Main Street

Good morning,

Amy and Arnold Norton are applying for a conditional use permit for their retail store at 128 Main Street. The property has been used as a store since the early 1900's, well before zoning in Chester. The store was shut down for a few years in the last decade and the grandfathered retail use expired. A permit should have been obtained in 2015. I am not sure why a hearing was not held then. They have accepted my apology for that omission and are applying for the permit now. In a separate action, they are planning to add a 24-foot addition to the side of the building facing the Henry Office building.

It is not expected that the addition would significantly add to the level of traffic or demands on other town services beyond what has been happening for the last 6 years. The addition does not represent a new line of merchandise or a new service. They have asked to have the store open seven days a week from 9:00 AM to 5:00 PM. They have 5 – 6 customer cars at the store during their busiest moments, which are on the weekend.

Could you let me know if you see any problem with this application. I need to send the packet out next Tuesday or Wednesday. I apologize for the short notice.

Cathy

Cathy Hasbrouck

Zoning

From: Zoning
Sent: Thursday, May 13, 2021 10:10 AM
To: Matt Wilson; mswilson@vermontel.net; Richard.Cloud@vermont.gov
Subject: Impact letters for the Bargain Corner, 128 Main Street

Good morning,

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Cathy

Cathy Hasbrouck
Chester Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

No problem

*Given to the Zoning Administrator by Julie Parsons, CPD Secretary
Monday May 17, 2021*

TOWN OF CHESTER
Application for Boundary Line Adjustment

Applicant name: Town of Chester Address P.O. Box 370, Chester, VT
Applicant tel # 802-875-2173 Email Julie.hance@chestervt.gov

Landowner's name (if diff. from applicant): Sarah Weingarten

Landowner's address (if diff. from applicant): _____

Location of property(s): 716 Depot Street

Zoning District Stone Village Number of lots (current) 2 (proposed) 2

Parcel 1 ID #) 585023 acreage before adjustment 3.3 acreage after 3.0

Parcel 2 ID #) 585025 acreage before adjustment .09 acreage after 0.39

The applicant / owners understand this application will NOT be considered complete until all of the following information is provided to the Zoning Administrator:

- Fee of \$ 0.00 (base fee of 125, plus \$25 per lot)
- Short narrative from owner describing the project, and authorizing applicant as his/her representative as needed
- 7 copies of a plot plan drawn to scale (100 feet to the inch) preferably by a licensed scale. The plan shall contain all of the information required in Article 4.12 F (required submissions) and 4.13 (Boundary Line Adjustments).
- A PDF of the plot plan

The applicant/ owners further understand that the additional information listed on the "Applicants Checklist", which is attached to this application, must be completed and submitted to the Zoning Administrator at least seven (14) days prior to your public hearing.

Applicant Signature Julie Hance Date 5/13/2021

Landowner Signature Sarah Weingarten Date 5/14/2021

Zoning Administrator Catherine A. Hurlburt Date 5/17/2021














The Town of Chester acquired the Yosemite Fire House from the Chester Historical Society a few years ago. There is an initiative to restore and repurpose the historic fire house into a fire museum. While developing plans for this project, it became apparent that parking was not adequate. Gary Rapanotti has surveyed the area to determine that 0.3 acres is sufficient to provide the parking and site improvements needed for this project. Sarah Weingarten, abutter to the property, has graciously offered to donate 0.3 acres to the town to be used as parking for the fire museum.

Specific site improvements are being developed and will be presented to the DRB at a future Conditional Use Hearing. In addition, Sarah Weingarten has requested that when the project is completed that there be no high intensity lighting and that there be monitoring of the area after dark. The town has agreed whole heartedly to these conditions and will present them as conditions to the Conditional Use Permit when that application is heard.

REFERENCE SURVEY
MRS. GERTRUDE T. HAZEN
BY DiBERNARDO ASSOC.
DATED MAY 14, 1974
DRAWING 74-588

LAND OF
WILLIS FAMILY TRUST
V.163 P.175
TAX MAP 58 BLOCK
50 LOT 65

LEGEND

	IRON PIPE/REBAR
	BOUNDARY COMPUTATION POINT
	CONCRETE MONUMENT
	PROPERTY LINE
	STONEWALL
	BARB WIRE FENCE
	STREAM
	UTILITY POLE
	WET AREA
	PAVED ROAD
	GRAVEL ROAD
	TRAIL
	CULVERT

LAND OF
SARAH SCHOEN
WEINGARTEN
V.153 P.261
TAX MAP 58 BLOCK
50 LOT 23

LAND OF
MELLINDA J. BUSSINO
V.184 P.22
TAX MAP 58 BLOCK
50 LOT 19.7

*LAND OF
JEFFERY HOLDEN
REAL ESTATE TRUST
V.146 P.179
TAX MAP 58 BLOCK
50 LOT 23*

Minimum lot size	30,000 sq. ft.
Minimum frontage	120 feet
Front setback	40 feet
Side & rear setback	30 feet
Maximum coverage of structure	20%
Max. height of bldg.	35 feet

Approved by the Development Review Board of the Town of Chester, Vermont as per findings of fact, dated _____ day _____, 2021 subject to all requirements and conditions of said findings.

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

WT, L.S. #331

NOTES

1. The parcel shown is plotted from a closed theodolite and E.D.M. survey that meets the requirements for a subdivision survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to Vermont State Plane Grid North and serve only to define angular relationships between the courses shown.
3. The stone walls and wire fences that are shown on this plan may have minor irregularities between the principal courses shown.
4. The parcel shown may be subject to existing utility easements of record.
5. The Depot Street and Flannestad Road right of ways are assumed to be 25' from their existing centerlines. No research was conducted while doing this survey.



Boundary Line Adjustment Plan
TOWN OF CHESTER
YOSEMITE FIRE HOUSE
Chester Vermont

DATE May 12, 2021	SCALE 1"=40'	PROJECT NO. 18-1201A
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GARY RAPANOTTI L.S.		
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SPRINGFIELD
VERMONT