

TOWN OF CHESTER
PLANNING COMMISSION SUBCOMMITTEE

July 20, 2021 10:00 AM

Draft Minutes

Location: Mount Ascutney Regional Planning Commission Building 38 Ascutney Park Road, Ascutney, VT second floor conference room

Members Present: Jason Rasmussen, Preston Bristow, Peter Hudkins, Cathy Hasbrouck

Citizens Present: None

The group focused on the Village 12 district of the proposed bylaws, as the Planning Commission had asked it to focus on a district, list the issues that needed addressing and give an estimated date to deliver the proposed changes to the Planning Commission as a whole.

The group agreed the density cap and footprint dimensional standards should be removed in order to comply with the ACCD Better Places document. They reviewed the list of uses for the district. Jason Rasmussen suggested that repair shop really wasn't appropriate for that small area of town. The other members concurred. Specific requirements in Article 3 for uses allowed in the Village 12 were also reviewed and some requirements were marked for reconsideration.

It was suggested that noise be limited to 60 decibels at the property line after 10:00 PM in this district. It was suggested that there was adequate parking in the area for businesses open during the day and no parking requirements were needed. Businesses open overnight would need to show they had provisions for overnight off-street parking.

Jason Rasmussen agreed to simplify the code that required site plan review so it was clearer when such review was required and whether a minor or major review was needed.

Jason Rasmussen asked Cathy Hasbrouck to send the proposed bylaw document to Kennedy Morin, the summer intern, so she could convert it to a more workable format. He asked for three weeks to work on these changes.

The subcommittee agreed to meet again August 10, 2021.