

TOWN OF CHESTER
PLANNING COMMISSION SUBCOMMITTEE

September 13, 2021 2:30 PM

Draft Minutes

Location: Mount Ascutney Regional Planning Commission Building 38 Ascutney Park Road, Ascutney, VT picnic table on the front porch.

Members Present: Hugh Quinn, Cathy Hasbrouck

Planners and Experts Present: Jason Rasmussen, Preston Bristow.

Citizens Present: None.

Given the approval of all six points in the business-friendly memo, the subcommittee considered the three options for a zoning page offered by Jason Rasmussen. The first was wholly based on the proposed V12 district, with three levels of review: permitted uses, for which the Zoning Administrator may issue a permit, uses requiring site plan review and uses requiring conditional use review. The second was more like the adopted bylaws with two levels of review, one where a permit may be issued for a list of 19 uses by the Zoning Administrator and a second which required conditional use review for any of three uses. The uses were more general than the list in the first option. The third option had three levels of review: Permitted uses for which the Zoning Administrator may issue a permit, Administrative review which resembles the proposed site plan review process and Conditional use review which covers same three uses as the second option.

The subcommittee favored the third option which has three levels of review and a list of more general uses. Hugh Quinn said a document that reconciles the different lists of uses is needed. It was generally agreed that a list of uses that was more general would reduce the number of hearings needed if a use was changed. It is more likely that the new or extended business will not require a DRB hearing if the list of uses is more general.

The next step in the process is that Jason Rasmussen will formalize the third proposal and submit a draft to the subcommittee members for review. When the members are satisfied with the draft, they will present it to the full Planning Commission. The draft will not include the administrative leg of the process. The administrative leg will be addressed once the zoning district page is approved.

The meeting was then adjourned.