



TOWN OF CHESTER

**Town of Chester
DEVELOPMENT REVIEW BOARD AGENDA
November 8, 2021, 6:00 PM**

The Town Hall is now able to have a combination in-person and Zoom meeting. Please check the chestervt.gov website for a link to the Zoom meeting.

4:15 PM Site visit 46 Route 103 South.

1. Review the minutes from the October 25, 2021 meeting.
2. Citizen comments.
3. Conditional Use hearing # 572 46 Route 103 South Country Girl Diner.
4. Review of zoning permit procedures by Preston Bristow.
5. Deliberative session to review previous or current matters.

1 **TOWN OF CHESTER**

2 DEVELOPMENT REVIEW BOARD and

3 PLANNING COMMISSION JOINT MEETING

4 DRAFT MINUTES

5 *October 25, 2021*

6 **DEVELOPMENT REVIEW BOARD MEMBERS PRESENT:** Harry Goodell, Robert
7 Greenfield, Gary Coger, and Phil Perlah at the Town Hall and Scott MacDonald via Zoom.

8 **PLANNING COMMISSION MEMBERS PRESENT:** Hugh Quinn and Peter Hudkins at the
9 Town Hall, Tim Roper via Zoom.

10 **STAFF PRESENT:** Sue Bailey, Recording Secretary via Zoom and Preston Bristow Zoning
11 Administrator at the Town Hall.

12 **CITIZENS PRESENT:** Cynthia Prairie, Donna Matthews, Chris Kleeman, Steve Mancuso, Lee
13 Gustafson, Arne Jonynas, Cheryl Joy Lipton, Joy Slaughter, Steve Crosier, and Linda Diak via
14 Zoom. Garrett Smith and Bill Lindsay at the Town Hall.

15 **Call to Order**

16 Bob Greenfield called the Development Review Board meeting to order at 6:00 PM. He led the
17 meeting in the Pledge of Allegiance. He introduced the members of the Development Review
18 Board. Hugh Quinn called the Planning Commission meeting to order at 6:03.

19 **Agenda Item 1 Review draft minutes from the September 27, 2021 meeting.**

20 The Board considered the minutes from September 27, 2021. Harry Goodell moved to accept
21 the minutes. Gary Coger seconded the motion. There was no discussion. A vote was taken and
22 the minutes were accepted as written.

23 **Agenda Item 2 Citizen comments.**

24 No citizen had any comments about any subject other than agenda items.

25
26 **Agenda Item 3 Discuss proposed Administrative Review concept with members of Planning**
27 **Commission**

28 Robert Greenfield turned the meeting over to Hugh Quinn who gave a summary of the Planning
29 Commission Subcommittee work on the proposed administrative review process. Preston
30 Bristow then explained that the Planning Commission is considering adding a Village Green
31 District to the adopted bylaws based on the V12 district in the proposed bylaws. He said this
32 would accomplish one of the goals of the Village Center Master Plan. It would also give the
33 Planning Commission a chance to accomplish something concrete after a long period of
34 discussion and evaluation. He said the purpose of the joint meeting with the DRB was to
35 introduce the concept of administrative review to the DRB, as they may have a role in the
36 process. It was important that the Planning Commission hear whether the DRB would accept
37 administrative review and their potential role in it before the bylaw changes are presented to the
38 citizens and the Selectboard.

1 Preston reviewed the document presented in the packet. He said the document included the
2 portion of state statute that allows administrative review, most of the zoning district page for the
3 proposed Village Green district and the chapter outlining the Administrative Review process.

4 He said that in researching administrative review, the Planning Commission saw that some towns
5 require the Zoning Administrator to consult with the head of the DRB on each application. This
6 gives the benefit of a second person reviewing the process and avoids the issues of holding a
7 warned hearing if the entire DRB were to be consulted. Preston said that larger towns use
8 administrative review to handle applications that would be so numerous the DRB could never
9 keep up with the volume of hearings. He said the question at hand is what is the right fit for
10 Chester.

11 Tim Roper said it was important that everyone understand that the document presented is a draft
12 document and has not been approved by the Planning Commission.

13 Harry Goodell asked why the change needed to be made. What was wrong with the present
14 system. Preston Bristow said that applicants who want to open a shop in town are faced with at
15 least a three-month wait to obtain a permit when a hearing is required. The hearing must be
16 noticed in print media two weeks in advance, the hearing held, the findings document written
17 and approved and a 30-day appeal period must elapse before the permit is final. This is not seen
18 as business-friendly.

19 Harry said the boards (the Planning Commission and DRB) were set up so that decisions were
20 not being made by a couple of people. He was not comfortable with changing that.

21 Scott MacDonald said he felt the granting of a recent permit by the Zoning Administrator to the
22 new tea house was an example of a situation which could easily get out of control if a single
23 person is allowed to grant permits. He felt that the DRB had been left out of the process in that
24 instance and this proposal would continue to leave the DRB out of the process. He was
25 concerned that the character of the town would change depending on who was the Zoning
26 Administrator. He thought that involving the chair of the DRB in the process would be helpful.
27 In the end, he thought this proposal was too much change too soon.

28 Bob Greenfield said the proposed changes only apply to the Village 12 district at present.
29 Preston Bristow said the Planning Commission had discussed the possibility of extending
30 administrative review to all the village and business districts, but the only district currently under
31 consideration was the Village 12.

32 Hugh Quinn said under the proposal a member of the DRB would participate in the decision-
33 making process and could require an application be referred to the DRB. He said the list of uses
34 which could be handled by administrative review could be reduced. He said the Planning
35 Commission was trying to allow uses that don't require extensive review to be handled more
36 expeditiously. He doubted that under this proposal a zoning administrator will be making bad
37 decisions that no one knows about.

38 Scott MacDonald said he was concerned about the number of permitted uses in the proposal. He
39 said he would like to find a way to fast track a permit with full DRB involvement. Peter Hudkins
40 pointed out that under this proposal, the permitted uses must fit in an existing building. New
41 construction is a conditional use and requires a hearing. These restrictions are specific to the
42 Village Green zoning district. These uses in other districts could be treated differently. He said
43 that any meeting of the full DRB to review an application becomes by statute a hearing with all

1 the delay of noticing requirements and an appeal period. A full meeting of the DRB to consider
2 an application cannot be fast-tracked. He urged people not to generalize this proposal beyond
3 the Village Green district. This proposal is intentionally limited in scope.

4 Scott MacDonald asked for clarification of the differences between the permitted and conditional
5 use review processes and whether the Zoning Administrator would be able to issue many permits
6 with no input from the DRB. Hugh Quinn explained that a permitted use was reviewed in detail
7 by the Zoning Administrator. Uses requiring Administrative Review were reviewed in more
8 detail and the chair of the DRB would be need to approve the application as well. The third level
9 of review, Conditional Use required a full hearing by the DRB. Peter Hudkins added that the
10 DRB chair could refuse to approve any application presented to him or her and require a hearing
11 in front of the DRB.

12 Scott MacDonald verified that this process would be done district by district and each district
13 would have its own list of uses that would qualify for Administrative Review. Peter and Hugh
14 confirmed that was correct.

15 Phil Perlah repeated a question he had asked in the Zoning Office the previous week. He asked
16 whether there was any project in the pipeline that would benefit from this change. Preston
17 Bristow repeated the answer he had given Phil the previous week, that there were no projects in
18 the queue that would be affected by this change. He then referred the question to the members of
19 the Planning Commission present, asking them if they knew of projects which would benefit
20 from the change. Neither Peter, Hugh nor Tim knew of any.

21 Bob Greenfield asked how the DRB would be involved in Administrative Review. Peter
22 Hudkins said the Zoning Administrator would do the work of verifying that the application met
23 the requirements and then refer the application to the DRB chair. Preston Bristow pointed out
24 Section XX of the proposal, at the end of the packet document, which outlines the
25 Administrative Review procedure.

26 Peter Hudkins said the process presented that evening was less onerous than the process in the
27 proposed bylaws, which included a detailed site plan requirement.

28 Harry Goodell said he was somewhat concerned about allowing only two people to make a
29 decision for the town about permits. He said under the previous Zoning Board of Adjustment
30 system applicants could attend a meeting and have an informal discussion about the project with
31 the 5-member board. This did not require a formal hearing notice. The method worked well in
32 Chester, a small town. Many people could offer input and support before the formal hearing
33 took place. He asked why the town was considering the full re-write of the bylaws. He asked
34 what problems were being solved by the re-write or if it was simply the result of an available
35 grant which benefitted a consultant. He questioned whether the consultant was addressing
36 Chester's needs or those of other towns such as Woodstock or Manchester. Peter Hudkins said
37 the proposal before the DRB was written by Preston and Jason Rasmussen. The proposal was
38 intended to align with the Village Master Plan goal of making Chester more business friendly
39 and reflects Jason Rasmussen's line-by-line approach to bylaws. Peter said he also liked the
40 ZBA off-the-record approach to permits.

41 Hugh Quinn pointed out the changes were limited to the Village Green, a very small area that is
42 manageable both from the perspective of bylaws that need to be written and the process that has
43 to be developed to support the businesses. The Planning Commission believes that a streamlined

1 administrative process for this district would be helpful to Chester. Hugh said the DRB needs to
2 decide whether a streamlined process is good for Chester. If the DRB does not believe a
3 streamlined process is helpful, the Planning Commission needs to know that before the proposal
4 goes to the SelectBoard. If the DRB does not agree, the concept will not be included in the
5 bylaw proposal.

6 Scott MacDonald wondered whether a streamlined process would make or break some deals. He
7 asked if an e-mail chain to the entire DRB was possible. Phil Perlah said he wasn't an expert on
8 state statute, but he was concerned that if 3 members of the DRB were involved in a discussion,
9 on the telephone or in an e-mail it is considered a meeting and must be handled as such. Preston
10 Bristow confirmed that was true. An e-mail announcing a meeting may be sent to all the
11 members, but a discussion of an application would be considered a meeting.

12 Phil said he was also concerned about rushing an amendment to the adopted bylaws. He agreed
13 that the change being considered would be helpful. He said that currently every building on the
14 green is non-conforming, except the Fullerton Inn. That by itself severely limits the ability to
15 change what the green looks like.

16 Peter Hudkins agreed that simply adjusting the dimensional standards would be very helpful to
17 the existing businesses. If removing administrative review would make the proposed change
18 acceptable, changing the dimensional standards would be very helpful to businesses. New
19 dimensional standards would allow some new construction to take place in the rear of the
20 buildings. Harry Goodell said the lack of access to the buildings on the green are a problem for
21 fire safety and he wasn't in favor of allowing new construction. Scott MacDonald pointed out
22 that arguing fire safety with a former Fire Chief wasn't a good idea. Phil Perlah pointed out that
23 the proposal presented only required conditional use review for construction of a principal
24 building, not any new construction. Peter Hudkins acknowledged the difference and said the text
25 of the proposal would be changed.

26 Hugh Quinn said changing the adopted bylaw dimensional standards for the area around the
27 green only would bring relief to the business owners and it was worth considering amending the
28 adopted bylaws now to give business owners that relief. Harry Goodell asked how the
29 dimensional standards could be changed to make the existing lots conforming. He noted that the
30 existing structures are all grandfathered. Peter Hudkins said a grandfathered building would still
31 have to meet the current bylaw requirements in order to make any changes to the footprint. None
32 of the buildings except the Fullerton Inn can meet the current dimensional standards.

33 Harry Goodell said he thought parking was a bigger concern than non-conforming parcels. More
34 parking with ready access to the front of the buildings along Common Street was needed. He
35 said the buildings had apartments above the store fronts, which also required parking. Peter said
36 the Planning Commission wanted to increase density in the area because municipal water and
37 sewer were available. He noted that single- and two-family dwellings were permitted uses and
38 multi-family dwelling was under Administrative Review. He asked if multi-family dwelling
39 should be a conditional use.

40 Steve Mancuso said he was concerned about which persons administer and enforce the bylaws,
41 but he was more concerned about the proposed bylaw document. He felt that the document was
42 open to bias, agenda and translation, which opens the town to liability. He felt the proposed
43 bylaws should be cleaned up.

1 Harry Goodell asked Steve Mancuso what parts need to be cleaned up. Steve said he was
2 referring to the 300-page proposed bylaws. Hugh Quinn explained that the current meeting was
3 discussing altering the adopted bylaws. Peter Hudkins said they were only working to
4 implement one new zoning district in the adopted bylaws.

5 Scott MacDonald asked what the difference was between several of the members of the DRB
6 discussing an application via e-mail and one member of the DRB being consulted on an
7 application. Preston Bristow explained that three or more members discussing an application via
8 e-mail met the state definition of a public meeting which requires a notice posted at least 24
9 hours before.

10 Hugh Quinn suggested that the list of uses that would be candidates for administrative review in
11 2101.C could be changed. Tim Roper said his understanding of the proposal was that significant
12 construction would require conditional use review, but changes in use in existing buildings
13 would be eligible for the streamlined administrative review process. He asked if the DRB would
14 object to two persons allowing something like a doctor's office moving into an existing building.
15 Scott MacDonald said the proposed administrative review process would not allow abutters to be
16 heard. He gave the example of a Zoning Administrator who might allow a Starbucks to move
17 into a building on the green. He was concerned that abutters would not have a voice in that
18 process under the current proposal.

19 Tim Roper said he agreed with Scott's concern. He said the approval should not come from one
20 person and adding a DRB member with veto power to the process was meant to address that.
21 Phil Perlah said the example of a physician's office was not a good one, as under the proposal
22 such an office would require conditional use review. As an aside, Phil felt that physician's office
23 should be allowed under Administrative Review.

24 Bob Greenfield asked how difficult it would be to change the bylaws if one of the changes
25 doesn't work out. Preston Bristow said a change requires at least one hearing before the
26 Planning Commission and one hearing before the SelectBoard. The hearings must be spaced a
27 certain number of days apart. It was usually a 2- to 3-month process.

28 Harry Goodell asked whether there was a way to review something through the full Development
29 Review Board without having to wait for the prescribed warning and appeal periods. Preston
30 Bristow said he has seen the Zoning Administrator bring an application to the Development
31 Review Board at a meeting, not a hearing. The meeting would not require 15 days' notice. The
32 DRB would only decide whether a hearing is required for the application or not. The problem
33 with such a meeting is that the neighbors can feel that they were denied due process since they
34 weren't notified of the meeting.

35 Harry Goodell wanted a bylaw that allowed a preliminary discussion of a project at a DRB
36 meeting which would determine whether a full hearing was required. Peter Hudkins suggested
37 that the Planning Commission write up an administrative review procedure based on the
38 discussion and ask the town attorney Jim Carroll for his advice on whether this would be an
39 acceptable. Preston Bristow liked that idea and suggested that Jim Barlow be consulted as well.
40 Harry Goodell and Scott MacDonald agreed with that proposal.

41 Phil Perlah addressed the list of uses in the document. He asked that the words in parenthesis in
42 2101.B(5) be removed, as the example of an accessory use given was not actually a defined use.
43 He said commercial and private broadcast facilities should be conditional uses because they

1 could involve the construction of an antenna. Dwelling, multi-unit should be changed to the
2 defined term Residential, Multi-family. Phil noted that light industry and agriculture are
3 currently allowed in the Village Center district are not allowed in the proposed Village Green.
4 Phil suggested that tourist lodging and healthcare facility could go into administrative review.
5 He also asked about senior housing, which is not defined in the adopted bylaws. Peter Hudkins
6 explained the history of the senior housing entry and agreed to provide a definition for the use.
7 He also agreed to change the principal building construction conditional use to say any exterior
8 construction would require conditional use review.

9 Preston said the Planning Commission had intended to be sure all the uses listed were uses
10 defined in the adopted bylaws, but they had not made all those edits before the packet went out.
11 Gary Coger asked about the pitfalls Preston had referred to when discussing a DRB meeting
12 where applications for permits would be presented to decide whether a full hearing was required
13 or not. Preston said the DRB would have a meeting, not a hearing, which does not require notice
14 be sent to abutters 15 days in advance. He said abutters sometimes show up at those meetings
15 and protest that they did not receive notice of the meeting. Abutters are not required to have a
16 notice sent to them for a meeting where their property may be discussed. It is also possible that
17 an abutter would not hear of the meeting and protest later. Preston explained the measures that
18 were taken to issue a permit for the Farmers' Market quickly enough to start the market during
19 the growing season. Phil and Preston were united in their determination to make extra effort to
20 help businesses get up and running as quickly as possible.

21 Hugh Quinn said the next steps were to take the feedback obtained at the meeting and make
22 some adjustments to the proposed administrative review process. Once the changes were made,
23 they would be circulated to the DRB members. Phil Perlah moved to adjourn the Development
24 Review Board hearing. A vote was taken and the DRB meeting was adjourned.

25 Hugh Quinn moved to adjourn the Planning Commission meeting. Tim Roper seconded the
26 motion. The Planning Commission meeting was adjourned.

28 **Agenda Item 4 Deliberative Session to review previous or current matters**

29 There were no matters needing discussion in deliberative sessions.

VERMONT

Application for Hearing

before the Development Review Board

Applicant name: P.J's Country Kitchen DBA Country Girl DinerApplicant address: 78 Kenadus Circle Chester, VTApplicant email: cgdiner@gmail.com Phone: 802-558-4306Landowner name (if different): Jessica and Paul Frasca (P.J's Country Kitchen LLC)

Landowner address: _____

Landowner email: _____ Phone: _____

Location of property: 46 Route 103 SouthDescription of Request: 8x10 Cooler ^(walk in) Attached to South end of

Building with Concrete Pad and 4' Entryway, Sloping
Roof to protect from Snow.

If new construction is involved, provide a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature Jessica Frasca Date 10-9-2021

** TO BE COMPLETED BY THE ZONING ADMINISTRATOR **

Parcel Map #: 61-50-92 Zoning District: RC DRB Case #: 572Type of application: ☒ Conditional Use Approval, ☐ Flood Hazard Review, ☐ Waiver or Variance☐ Appeal of decision of Zoning Administrator, ☐ Other _____Received with \$200 application fee P.F. (ZA initials) Date 10/12/21

Application for Hearing before the Development Review Board

VERSION 1.0

Applicant Name

Applicant Address

Applicant Phone

Project Name

Project Location

Project Description

Project Justification

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief. I understand that providing false information is a violation of the rules of the Development Review Board and may result in the denial of this application and the imposition of civil penalties.

Signature of Applicant: _____
Date: _____

Official Signature

Date

Project Name	Project Location
Project Description	Project Justification
Project Name	Project Location
Project Description	Project Justification

P&J's Country Kitchen LLC dba Country Girl Diner Conditional Use Application (Staff Report 10/27/21)

Property Location: 46 VT RT 103 South

DRB Case # 572

Requested Use: Attach an 8-foot by 10-foot walk-in cooler on concrete pad with entryway and roof.

INTRODUCTION

P&J's Country Kitchen LLC purchased the Country Girl Diner and 0.59 acres of land at 46 VT RT 103 South (parcel #61-50-92) in March of 2017. The permit history for this parcel begins with permission granted to Donald K. Monier "to move a dining car onto a foundation at the approximate location of the old so-called Dooley's Diner and to construct a kitchen and toilet facilities" on June 22, 1965. Subsequent permits include construction of a new entrance to the diner (1982), construction of a deck (1991), a new sign (2001), and approval of a boundary line adjustment with Sandri Realty, Inc. (DRB Case #515 in 2018).

The applicant now applies (DRB Case #572) to attach an 8-foot by 10-foot walk-in cooler to the south end of the diner on a concrete pad with entryway and roof.

ZONING DISTRICT AND ALLOWED USE

The Country Girl Diner is in the Residential-Commercial (R-C) District. A restaurant is allowed in the R-C District as a conditional use; however, the Country Girl Diner predates the requirement for conditional use review. This application represents the first conditional use review for this property.

CONDITIONAL USE REVIEW STANDARDS

1. GENERAL STANDARDS

a. The capacity of existing or planned community facilities

No change in existing use is proposed or anticipated. The Police Chief and Fire Chief has expressed no concerns with this application.

b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located

The purpose of the R-C District is "To provide a mix of higher-density residential and commercial uses in an area that is centrally located within municipal water and sewer service areas." According to the Country Girl Diner website, the dining car "is an authentic Silk City Silver dining car (Serial #178) built in Paterson NJ, in 1944. We think it is one of the few surviving examples of the fine manufacturing abilities of that time ... Most elements of the dining car are maintained just as they started, for a feel that is different from a modern eatery."

c. Traffic on roads and highways in the vicinity

No change in existing use is proposed or anticipated.

- d. Bylaws and ordinances then in effect

The proposed walk-in cooler is located outside of the Special Flood Hazard Area (SFHA) on the most current maps published by Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP).

- e. Utilization of renewable energy resources.

None. The walk-in cooler will be EISA (Energy Independence and Security Act) compliant.

2. SPECIFIC STANDARDS

- a. Lot and Yard Requirements under Section 3.14

The location of the walk-in cooler meets the setback requirements of 15-feet from non-residential uses and 30-feet from residential uses.

- b. Distance from adjacent or nearby uses;

This property is adjoined by two businesses (vet clinic, retail outlet) and a private residence on the north side across VT RT 103, a business (gas station and liquor store) on the east side, town-owned land on the rear or south side, and a private residence on the west side.

- c. Minimum off-street parking and loading facilities under Section 3.20

The Country Girl Diner has 40 restaurant seats which, under Section 3.20, requires 9 parking spaces (1 parking space for every 3 seats). Even with takeout and outdoor seating there is ample off-street parking.

- d. Landscaping and fencing under Section 3.13

No further landscaping is planned beyond existing trees, shrubs, and grassy areas.

- e. Design and location of structures and service area

The walk-in cooler is behind and should not detract from the appearance of the historic dining car. The walk-in cooler will be installed according to plans provided by Bally Refrigerated Boxes, Inc.

- f. Size, location and design of signs under Section 3.26

No change to existing signs is requested.

- g. Performance Standards under Section 4.9

Performance Standards regarding (A) noise; (B) air pollution; (C) glare, light or reflection; (D) safety hazards; (E) electromagnetic disturbances; and (F) underground storage tanks or ground/surface water pollution appear to be met by this application.

- h. Other such factors as these Bylaws may include

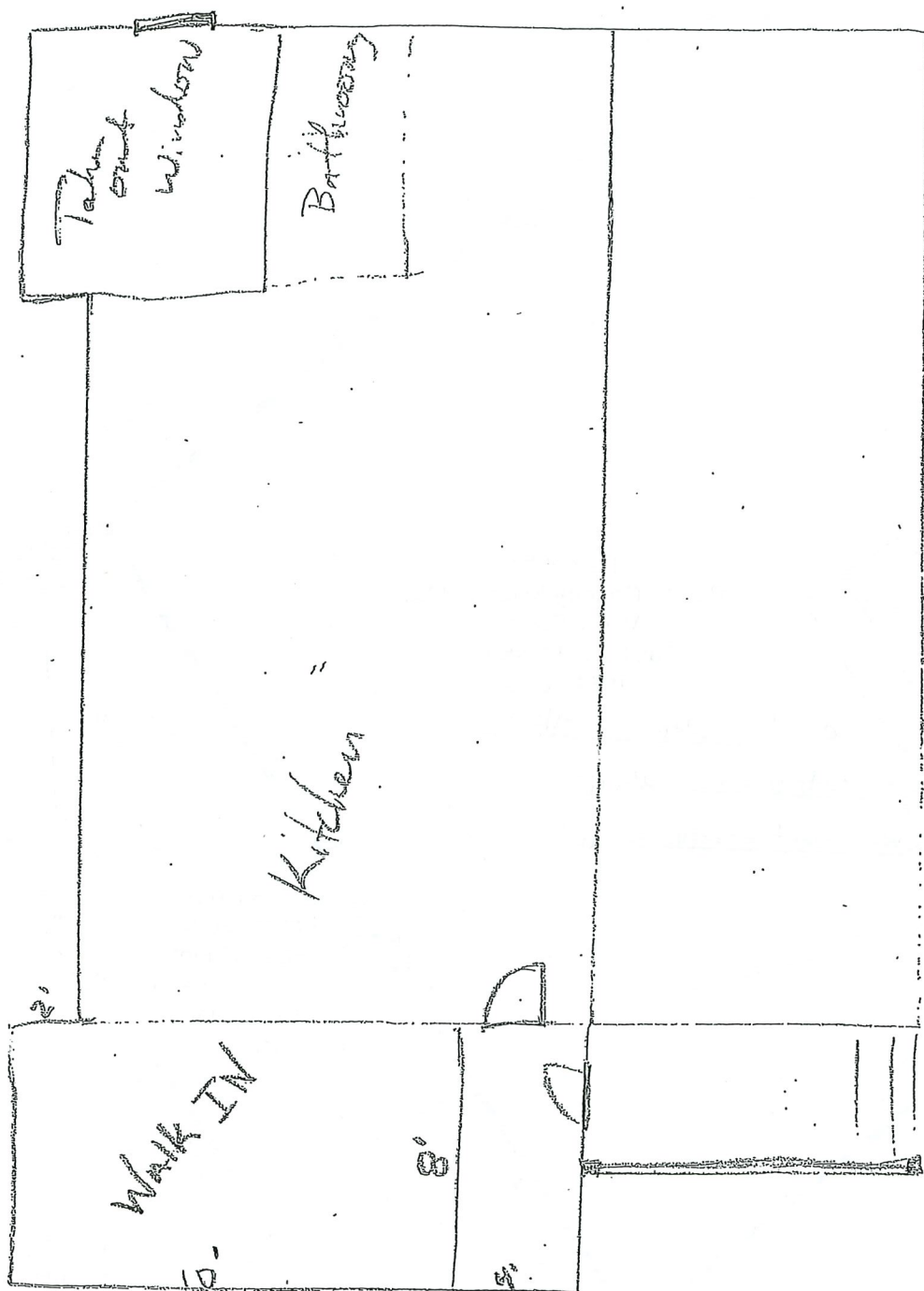
None

3. SPECIAL CRITERIA

R-C District Supplemental Standards 2.4.E.c regarding Character of Development state:

- c) *VT Route 103 South*: new buildings and modifications to existing buildings shall extend the historic pattern of higher density, mixed use village development that includes single and multi-family dwellings, civic and mixed-use buildings (e.g., residential apartments over commercial storefronts), and new public greens all interconnected via pedestrian paths or sidewalks. The desired character of this area requires a shift from vehicle-oriented development allowed under the former Zoning Bylaws, to a more pedestrian-friendly form of mixed-use development. All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation's *Access Management Program Guidelines*, as most recently adopted.

This criterion is aspirational in nature and the current application for a walk-in cooler does not appear to trigger any requirements under this section. Requests for comment on highway access have been sent to the Chester Public Works Director and the VTrans District 2 Administrator.



Route 102

8'x14' Concrete Slabs
4' Entryway for Door
Space

N/F Dominic Russello
Tax Parcel 60-51-47

Power Pole
(typ.)

Edge of
Pavement

Country Girl

Diner

Parcel #2

P & J's Country Kitchen, LLC

V.174 Pg.123

Tax Parcel 61-50-92

0.64 Acres

existing steps + walkway

entryway 8'x4'

walk-in freezer 8'x10'

Edge of
Gravel

Area to be
transferred from
P&J's County
Kitchen to Sandri
Realty, INC.
0.07 Acres

Sandri
V
Tax F
(

Wooden
Planter

Concrete

Pavement

15' setback line

Calculated Point
(typ.)
Monuments are to be set
upon boundary adjustment
approval.

Town of Chester
V.33 Pg.56

Proposed
Boundary Line

Existing
Boundary Line

N 33°33'49" E
7.80'

N 51°40'11" W
28.10'

N 33°33'49" E
106.48'

N 51°40'11" W
278.99'

N 33°33'49" E
106.75'

N 51°40'11" W
278.99'

N 33°33'49" E
106.48'

N 51°40'11" W
278.99'

N 33°33'49" E
106.48'

N 51°40'11" W
278.99'

N 33°33'49" E
106.48'

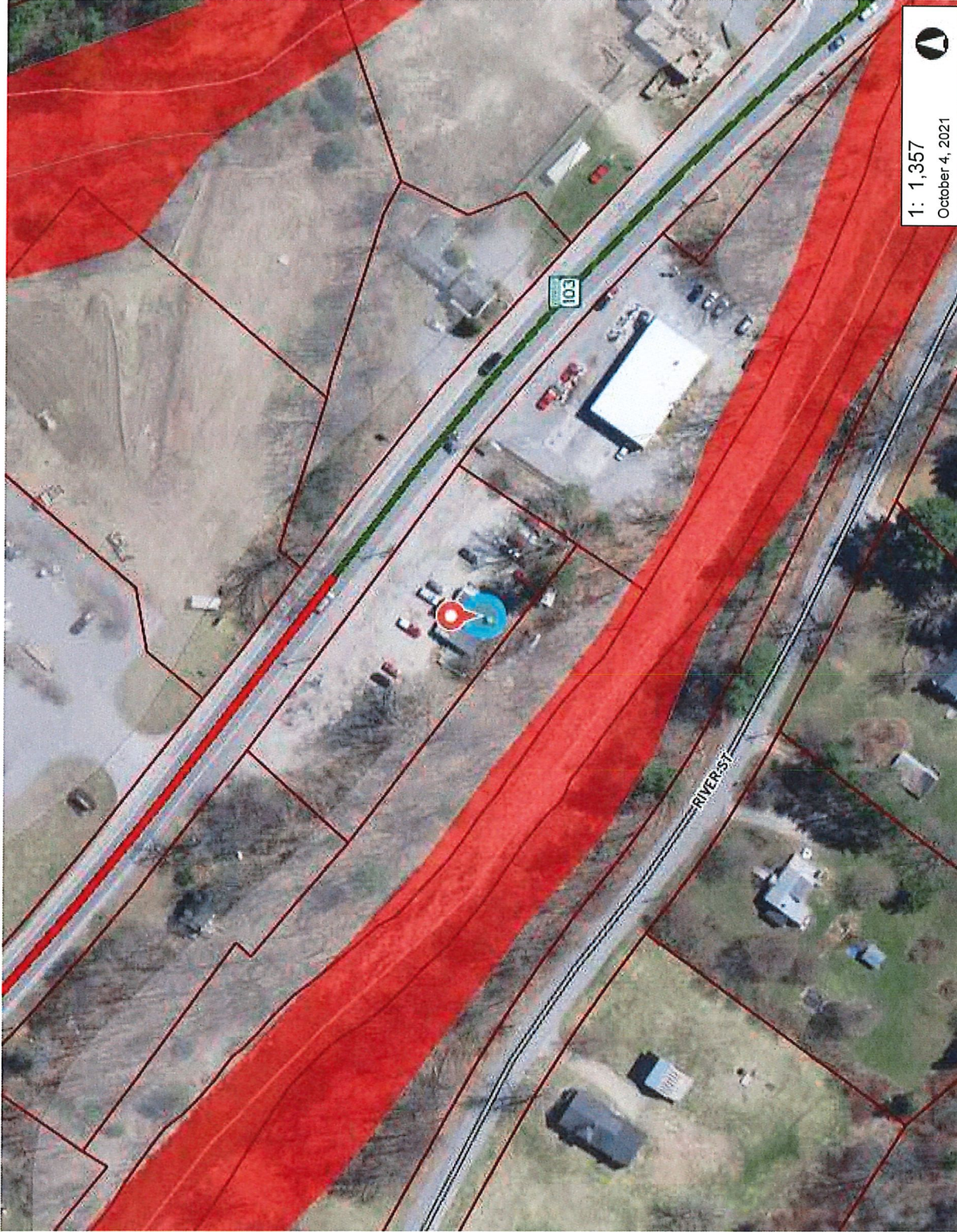
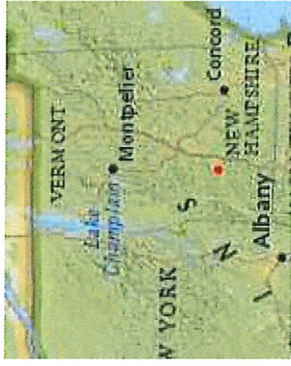
N 51°40'11" W
278.99'

N 33°33'49" E
106.48'

N 51°40'11" W
278.99'

N 33°33'49" E
106.48'

N 51°40'11" W
278.99'



1: 1,357
October 4, 2021

LEGEND

Flood Hazard Areas (Only FEM)
AE (1-percent annual chance flood)
A (1-percent annual chance floodpl.)
AO (1-percent annual chance zone feet)
0.2-percent annual chance flood ha

Parcels (standardized)

Roads

Interstate

US Highway, 1

State Highway

Town Highway (Class 1)

Town Highway (Class 2,3)

Town Highway (Class 4)

State Forest Trail

National Forest Trail

Legal Trail

Private Road/Driveway

Proposed Roads

Stream/River

Stream

Intermittent Stream

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

69.0 0 34.00 69.0 Meters
1" = 113 Ft 1cm = 14 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
THIS MAP IS NOT TO BE USED FOR NAVIGATION



VERMONT

Application for Zoning Permit

APPLICANT: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY LOCATION: _____

PROPERTY OWNER (if different from applicant): _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPOSED STRUCTURE(S): _____

SIZE OF STRUCTURE: LENGTH _____ WIDTH _____ HEIGHT _____

PROPOSED USE OF STRUCTURE(S): _____

WATERWAYS ADJOINING PROPERTY: _____

This application shall be submitted to the Zoning Administrator with a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

No construction for residential or commercial purposes may take place under a zoning permit until a state wastewater and potable water supply permit is issued or in place.

Any structure or addition which will be heated or cooled must comply with Vermont's Residential Building Energy Standards (RBES) or Commercial Building Energy Standards (CBES). The builder or general contractor shall complete and sign a RBES or CBES certificate certifying that the structure or addition complies with this code. A certificate is not required for unheated outbuildings or camps.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: _____ DATE: _____

****TO BE COMPLETED BY THE ZONING ADMINISTRATOR****

PARCEL MAP #: _____ ZONING DISTRICT: _____ FEE: _____ PERMIT #: _____

COMMENTS/CONDITIONS: _____

WASTEWATER PERMIT #: _____ FLOOD HAZARD _____ HIGHWAY ACCESS _____

RECEIVED WITH APPLICATION FEE: _____ DATE: _____

Zoning Administrator

THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY

Building Permit CHECKLIST

*For review of Zoning Permit application by Zoning Administrator under
Chester United Development Bylaws (2017)*

1. Look up owner, address and tax parcel number
2. Review parcel file (indexed by tax parcel number)
3. Look up zoning district of parcel
4. Determine if the setback requirements are met for that zoning district
5. Determine if any of the property is in the Aquifer Overlay districts
6. Determine if any of the property is in a flood zone
7. Determine if a town highway access permit (or state permit for VT Routes 10, 11 and 103) are needed
8. Determine if state WW (water and septic) permit is needed or if there is adequate connection to town water and sewer
9. Determine if steep slopes are involved (Section 3.7)
10. Determine if setbacks from a stream, river or pond are met (Section 3.29)
11. Determine if off-street parking requirement is met (Section 3.20)
12. Is a home occupation or home business anticipated?
13. Is use as a Short-Term Rental anticipated?
14. Will any portion of an accessory structure have finished space (e.g., studio, office, exercise room, playroom over garage)? If yes, condition that the space is not approved for use as a dwelling or approve as an Accessory Dwelling Unit.
15. Require that all exterior light fixtures be down shielded (Section 4.9C)
16. Inform that state erosion prevention and sedimentation control measures must be followed (Section 3.7)
17. Inform that a state RBES (Residential Building Energy Standards) certificate may be required (if the structure is heated or cooled) at completion
18. Refer application to DRB if proposed use requires Conditional Use review were additional requirements will have to be met
19. Refer applicant to state Permit Specialist for Project Review Sheet if suspected that project may trigger Act 250 review
20. Calculate permit fee and collect it
21. Issue permit if all requirements are met



VERMONT

ZONING PERMIT #: 21-063

(Building Permit)

Parcel Map #: 11-20-27

Permit Issued to: Andrew & Anna M. Williams

Property Owner: Same

Property Location: 54 Remington Road

Nature of Permit: Construction of a new building

Comments/Conditions: None

ADDITIONAL REQUIREMENTS

1. The permittee named above has been issued this zoning permit to perform all work described on the permit application on file in the Chester Town Offices.
2. **This permit is effective 15 days after issuance.** Any decision of the Zoning Administrator may be appealed to the Development Review Board by the permittee or another interested person by filing a written notice of appeal within 15 days of the date of the decision. After this 15-day appeal period, the permit is final.
3. By acceptance of this permit without appeal, the permittee confirms and agrees for themselves and all successors and assigns that the permit and any conditions shall run with the land and will be binding upon and enforceable against permittee and all successors and assigns.
4. This permit shall **expire** if all development authorized by this permit is not substantially completed within two years. A one-year extension may be requested.
5. No clearing or ground disturbance is allowed within 25-feet of a stream or 50-feet of a pond or river.
6. All exterior light fixtures must be down shielded or of low intensity.
7. All construction shall meet state erosion prevention and sediment control guidelines.
8. A state Residential Building Energy Standards (RBES) Certificate is required upon completion of any new construction that will be heated or cooled.
9. New driveways that connect to a town road or state highway will require an access permit.
10. This is a local permit and satisfies local zoning requirements only. **Other permits may be required.** You are advised to contact Rick Oberkirch, State Permit Specialist, at (802) 282-6488 or at rick.oberkirch@vermont.gov.

Zoning Administrator: Preston Bristow

Date: 9/15/2021

