

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

(802) 875-2173 office  
(802) 875-2237 fax  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

TOWN OF CHESTER  
NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Michael Kennedy has applied for a Conditional Use Permit for the Chester Hardware property located at 21 Main Street in the Town of Chester. The proposed use is to prepare and sell food as an outdoor food vendor.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, May 22, 2023, at 21 Main Street and will hold a hearing on this application at 6:00 PM on Monday, May 22, 2023, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator.

Participation in this hearing in person, via Zoom videoconference, or in writing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 27<sup>th</sup> day of April 2023.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



VERMONT

Exhibit B

# Application for Hearing before the Development Review Board

Applicant name: Michael J Kennedy

Applicant address: 230 Pleasant St

Applicant email: MichaelKennedy15@hotmail.com Phone: 802 558 7651

Landowner name (if different): Robert and Julie Pollard

Landowner address: 21 Main Street, P.O. Box 498

Landowner email: chesdwre@vermontel.net Phone: 802-875-2693

Location of property: Chester

Description of Request: Permission to open & run a small street food vending service in Chester. This will be a fairly small operation consisting of two 36" grills, a pop up tent w/ a side table to →

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 Michael Kennedy - Date 4/27/23

Robert Pollard  
Julie Pollard

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

Parcel Map #: 60-50-46 Zoning District: VC DRB Case #: 591

Type of application: ☒ Conditional Use Approval, ☐ Flood Hazard Review, ☐ Waiver or Variance

☐ Appeal of decision of Zoning Administrator, ☐ Other \_\_\_\_\_

Received with \$200 application fee PRB (ZA initials) Date 4/27/23

Serve food from. Menu will be made of a chicken sandwich that was popular @ the free range restaurant when I was the co-owner & executive chef, burgers, hot dogs, sausage & peppers, soda & chips. I plan to open just 2/3 days a week as I have a full time job.

Service time is not exactly edged in stone right now because I want to evaluate the level of business I receive, but the plan is, as of now, every weekend from May/June through Fall from 11-3 on weekends. If this is a huge success, which I anticipate it to be as people in the community are very familiar w/ my food, then I may consider opening 11-5, but that's a maybe as I have a family and want to also enjoy weekend time w/ them. Thank you! Michael





# 100 foot Abutters List Report

Chester, VT  
April 27, 2023

mailed 5/3/23

Exhibit C

## Subject Property:

Parcel Number: 605046  
CAMA Number: 605046  
Property Address: 21 MAIN STREET

Mailing Address: POLLARD, JULIE & ROBERT  
P O BOX 498  
CHESTER, VT 05143

## Abutters:

Parcel Number: 605032  
CAMA Number: 605032  
Property Address: 77 CANAL STREET

Mailing Address: HENNING, JUDITH A  
77 CANAL STREET  
CHESTER, VT 05143

Parcel Number: 605044  
CAMA Number: 605044  
Property Address: 67 MAIN STREET

Mailing Address: CORMACK, ALEX & ASHLEY  
P O BOX 1062  
CHESTER, VT 05143

Parcel Number: 605045  
CAMA Number: 605045  
Property Address: 53 MAIN STREET

Mailing Address: UNGANO, JULIAN UNGANO, MARCO  
3230 HILLOCK DRIVE  
LOS ANGELES, CA 90068

Parcel Number: 605047  
CAMA Number: 605047  
Property Address: 32 GRAFTON ROAD

Mailing Address: DUBE, ROSEMARIE D  
32 GRAFTON ROAD  
CHESTER, VT 05146

Parcel Number: 605048  
CAMA Number: 605048  
Property Address: 50 GRAFTON ROAD

Mailing Address: COOK, GEORGE & CHERYL COOK,  
DANIEL & CANDACE  
P O BOX 323  
CHESTER, VT 05143

Parcel Number: 605049  
CAMA Number: 605049  
Property Address: 76 GRAFTON ROAD

Mailing Address: ASHE, JAMES & SUZANNE  
76 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 605111  
CAMA Number: 605111  
Property Address: 48 MAIN STREET

Mailing Address: 48 MAIN CHESTER LLC  
P O BOX 12 625 WOODBURY ROAD  
SPRINGFIELD, VT 05156-0012

Parcel Number: 605112  
CAMA Number: 605112  
Property Address: 26 MAIN STREET

Mailing Address: DAKIN, WILLIAM E JR & LEIGH  
P O BOX 467  
CHESTER, VT 05143

Parcel Number: 605113  
CAMA Number: 605113  
Property Address: 14 MAIN STREET

Mailing Address: ECLECTIC PROPERTIES LLC  
PO BOX 96  
CHESTER, VT 05143

Parcel Number: 605114  
CAMA Number: 605114  
Property Address: 15 DEPOT STREET

Mailing Address: GROUP VEGA, INC  
PO BOX 308  
WESTON, VT 05161

Parcel Number: 605136  
CAMA Number: 605136  
Property Address: 39 SOUTH MAIN STREET

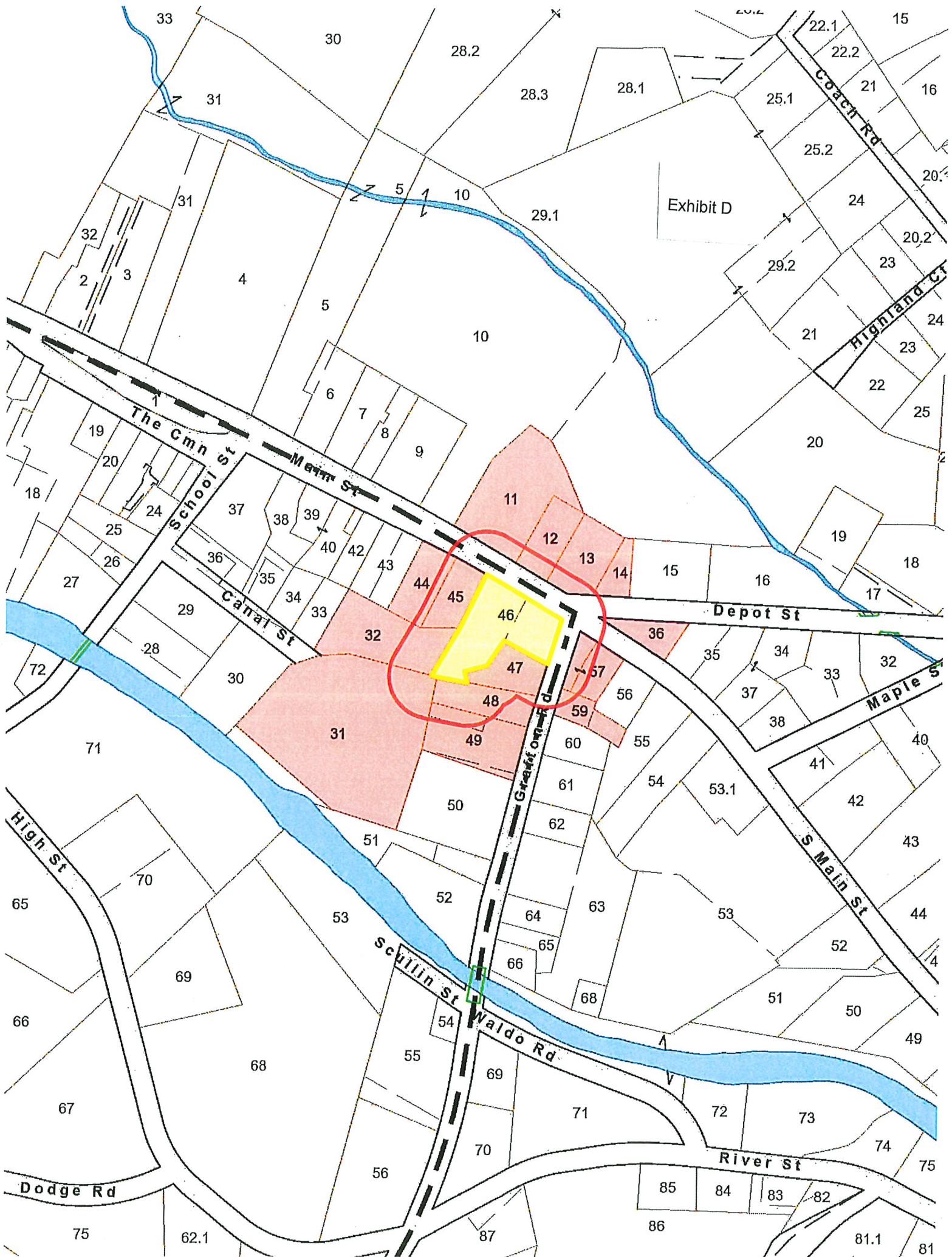
Mailing Address: DIRTY JACK'S LLC  
PO BOX 482  
CHESTER, VT 05143

Parcel Number: 605157  
CAMA Number: 605157  
Property Address: 18 SOUTH MAIN STREET

Mailing Address: SCARLET VEIL LLC  
P O BOX 96  
CHESTER, VT 05143

Parcel Number: 605159  
CAMA Number: 605159  
Property Address: 39 GRAFTON ROAD

Mailing Address: WILKINS REVOCABLE TRUST, CECILE T  
PO BOX 258  
CHESTER, VT 05143







**Proposed Outdoor Food Vendor**

**Chester Hardware on corner of Grafton and Main**

**Two-burner flat-top grill on wheels with condiment table and pop-up tent**

**Open 11-3 seasonally from May through October**

**Michael Kennedy, proprietor**

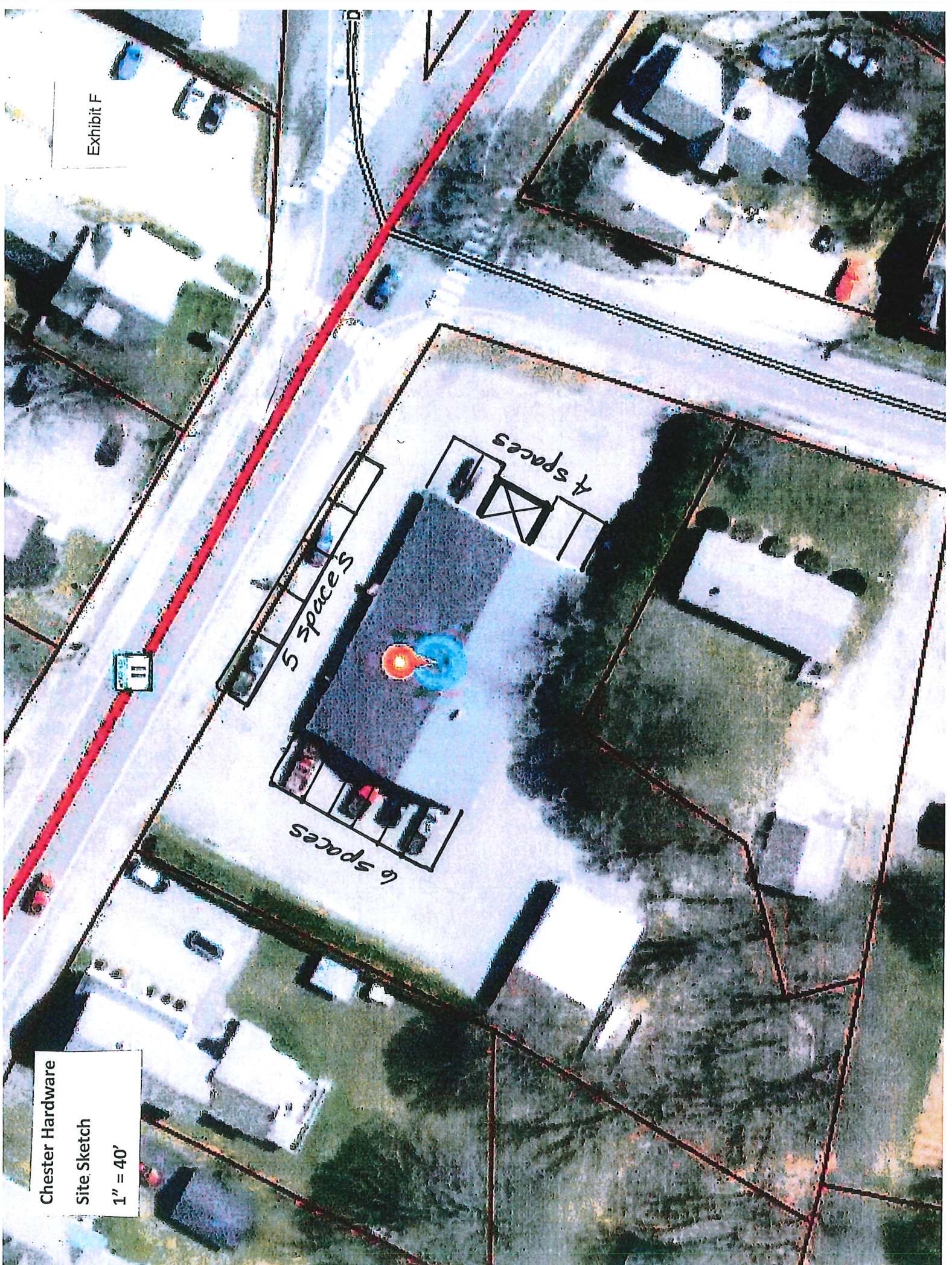


Exhibit F

Chester Hardware

Site Sketch

1" = 40'





## DRB Conditional Use Review Cheat Sheet

(Confidential Staff Report follows same order)

### 4.8 CONDITIONAL USES

Specific conditional uses are permitted only by approval of the Development Review Board, providing that General standards, Specific Standards, Performance Standards and Special Criteria, as herein provided are met.

#### 1. General Standards

These general standards shall require that any conditional use proposed for any district created under these Bylaws shall not result in an undue adverse effect to:

- a. The capacity of existing or planned community facilities;
- b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located,
- c. Traffic on roads and highways in the vicinity;
- d. Bylaws and ordinances then in effect; and,
- e. Utilization of renewable energy resources.

#### 2. Specific Standards

Specific standards will include consideration with respect to:

- a. Minimum lot size (*ref. District Uses 2.3 through 2.14 and Lot Requirements 3.14*)
- b. Distance from adjacent or nearby uses;
- c. Minimum off-street parking and loading facilities (*ref. Off-Street Parking 3.20*)
- d. Landscaping and fencing (*ref. Landscaping and Screening 3.13*)
- e. Design and location of structures and service area;
- f. Size, location and design of signs (*ref. Signs 3.26*)
- g. Performance Standards under Section 4.9 and,
- h. Other such factors as these Bylaws may include (*such as Supplemental Standards 2.3.E through 2.13E, Aquifer Protection Overlay District 2.13, and Flood Damage Overlay District 2.14*)

#### 3. Special Criteria

The following Special Criteria shall be considered by the Development Review Board when considering an application for a conditional use permit in the (VC) Village Center, (VG) Village Green (SV) Stone Village, (R-C) Residential-Commercial, Districts only. (*ref. lengthy building design standards in Section 4.8.C.3*)