TOWN OF CHESTER

VERMONT

EXHIBIT A

Application for Hearing

before the Development Review Board

Applicant name: Kyra + Jerry Oles

Applicant address: 107 Williams Rd 802-428-6224

Applicant email: Kyra.Oles@gmail.com Phone: 9788098053

Landowner name (if different): Same

Landowner address: _____

Landowner email: _____ Phone: _____

Location of property: _____

Description of Request: reduce required setback from road to allow construction of ADU

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 _____ **Date** 9/10/2026

** TO BE COMPLETED BY THE ZONING ADMINISTRATOR**

Parcel Map #: 13-01-46 Zoning District: CR-5 DRB Case #: 626

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

☐ Appeal of decision of Zoning Administrator, ☐ Other _____

Received with $200 application fee H.G. (ZA initials) Date 9/10/26

EXHIBIT B

TOWN OF CHESTER

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

(802) 875-2173 office
(802) 875-2237 fax
zoning@chestervt.gov
www.chestervt.gov

TOWN OF CHESTER
NOTICE OF HEARING FOR SETBACK REDUCTION

Kyra and Jerry Oles have applied for a setback reduction in accordance with section 3.19 A(1) of Chester's Unified Development Bylaws for the future construction of an ADU on their property located at 107 Williams Road in the Town of Chester.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Tuesday, October 13, 2026, at 107 Williams Road and will hold a hearing on this application at 6:00 PM on Tuesday, October 13, 2026, 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 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.

Dated at Chester, Vermont this 18th day of September 2026.

Hugh Quinn
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

100 feet Abutters List Report

Chester, VT
September 17, 2026

EXHIBIT C

Subject Property:

Parcel Number:	130146	Mailing Address:	OLES, JERRY & KYRA
CAMA Number:	130146 (#107)		107 WILLIAMS ROAD
Property Address:	107 WILLIAMS ROAD		CHESTER, VT 05143-8446

Mailed 9/17/26

Abutters:

Parcel Number:	130144	Mailing Address:	SUPERCHI, VICTOR & SANDRA
CAMA Number:	130142 (inactive 130144)		728 NUDIST CAMP ROAD
Property Address:	728 NUDIST CAMP ROAD		CHESTER, VT 05143
Parcel Number:	130147	Mailing Address:	GIFFORD, MARLENE
CAMA Number:	130147		P O BOX 520
Property Address:	581 NUDIST CAMP ROAD		CHESTER, VT 05143
Parcel Number:	130145	Mailing Address:	GIFFORD, MARLENE
CAMA Number:	130147 (inactive 130145)		P O BOX 520
Property Address:	581 NUDIST CAMP ROAD		CHESTER, VT 05143
Parcel Number:	130148	Mailing Address:	BEAUCHEMIN, KENNETH & FEENEY, JOANNE
CAMA Number:	130148 (#529)		17 S HIGHWOOD AVE
Property Address:	529 NUDIST CAMP ROAD		GLEN ROCK, NJ 07542-1401
Parcel Number:	130150200	Mailing Address:	NAMASTE REALTY TRUST GLASSMAN TRUSTEE, JEFFREY
CAMA Number:	130150200 (#279)		1 FRANKLIN STREET UNIT, 5506
Property Address:	279 WILLIAMS ROAD		BOSTON, MA 02110

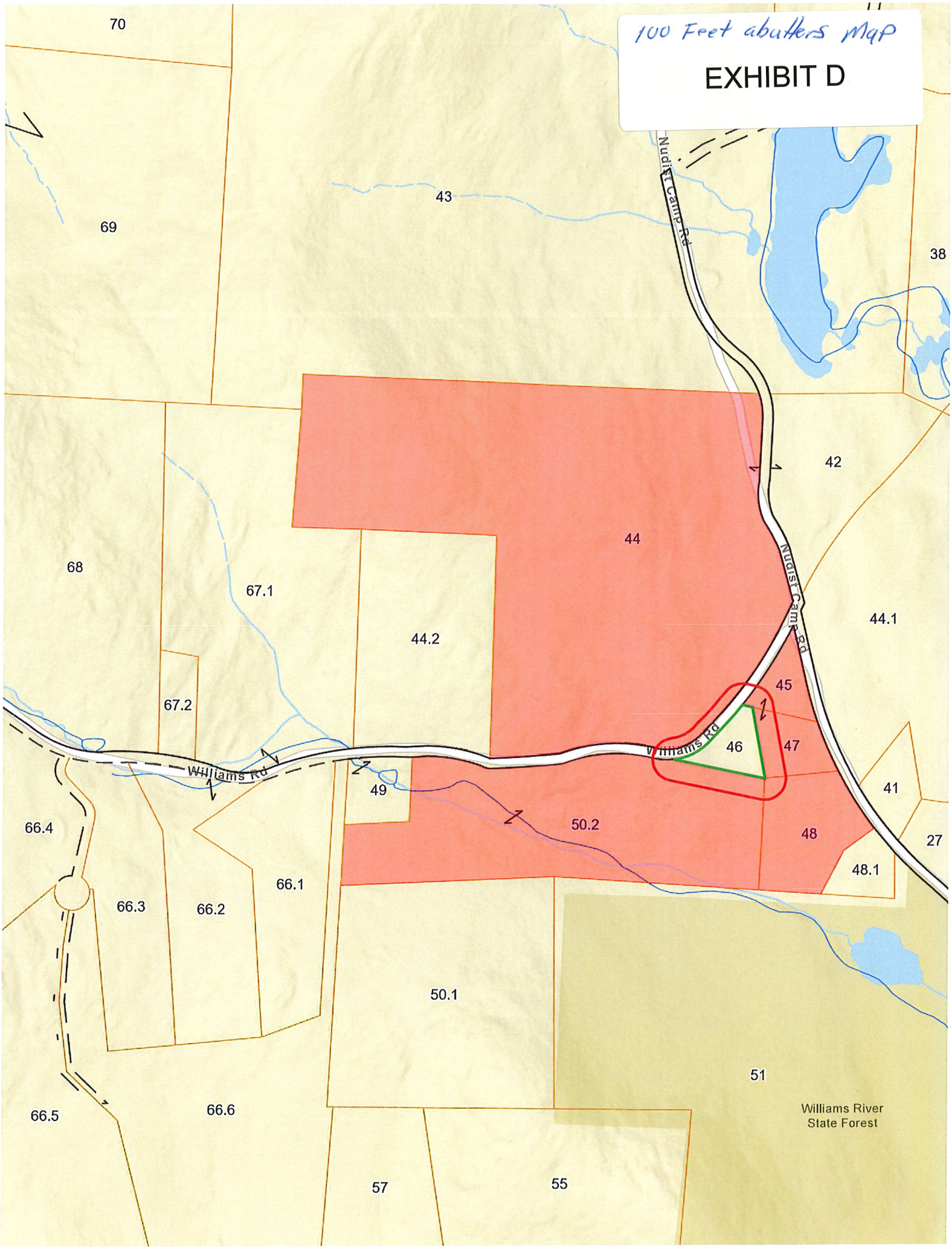
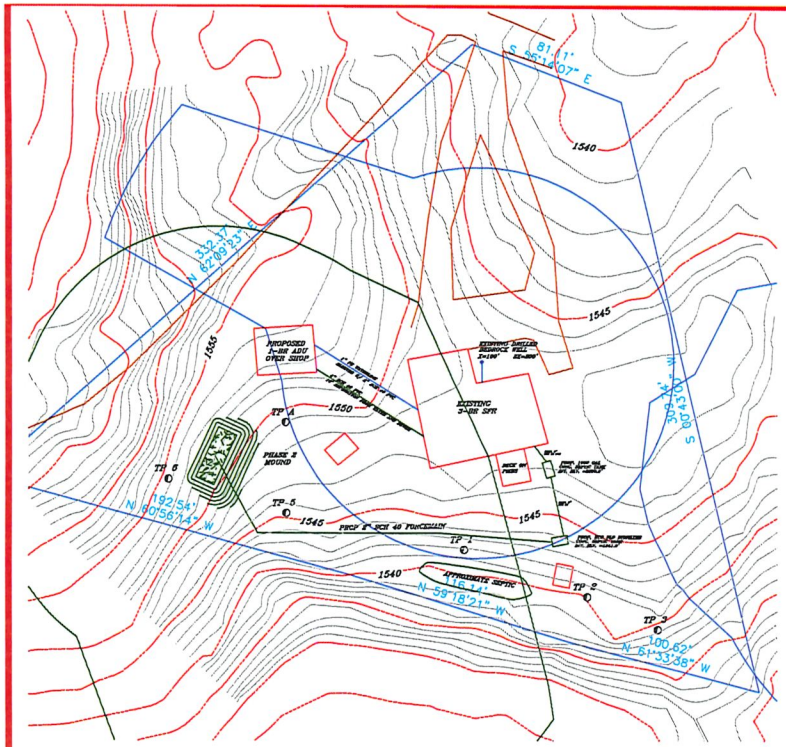

100 Feet abutters Map
EXHIBIT D
70
69
43
38
Nudist Camp Rd
42
44
68
67.1
44.2
44.1
Nudist Camp Rd
45
67.2
Williams Rd
46
47
Williams Rd
49
41
66.4
50.2
48
27
48.1
66.1
66.3
66.2
50.1
51
Williams River
State Forest
66.5
66.6
57
55

EXHIBIT E

CAI
Town of Chester, VT
OLES, JERRY & KYR
(T.H.)
Williams Rd
Williams Rd
Williams Rd
Williams Rd
30 FT
ADU
400(S)
46
45
337
1.5A(C)
4.3A
0
50 ft
CAI Analytics
Esri Community Maps Contributors | VCGI | Microsoft | Vantor | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | NPS | US Census Bureau | USDA | USFWS

EXHIBIT F



OVERALL SITEPLAN
SCALE 1" = 30'

SITE DATA LOT #1

SOIL TEST RESULTS

TEST PIT 1	DEPTH TO S.H.W.T. 29"	MOTTLES
TEST PIT 2	DEPTH TO S.H.W.T. 32"	MOTTLES
TEST PIT 3	DEPTH TO S.H.W.T. 30"	MOTTLES
TEST PIT 4	DEPTH TO S.H.W.T. 30"	MOTTLES
TEST PIT 5	DEPTH TO S.H.W.T. 30"	MOTTLES
TEST PIT 6	DEPTH TO S.H.W.T. 30"	MOTTLES

MIN DEPTH TO S.H.W.T 29"

PRIMARY DISPOSAL FIELD DESIGN LOT 1 MOUND

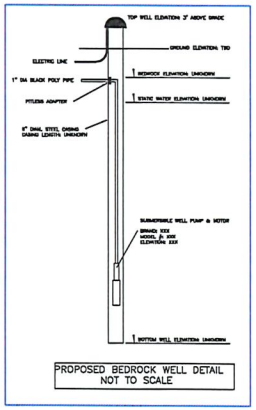
ONE BEDROOM = 140 GAL/DAY
3+1 BEDROOM HOUSE = 560 GAL/DAY
DESIGN FLOW = 560 GAL/DAY

MOUND LOADING RATE = 1.0
DOUBLE FOR FILTRATE = 2.0

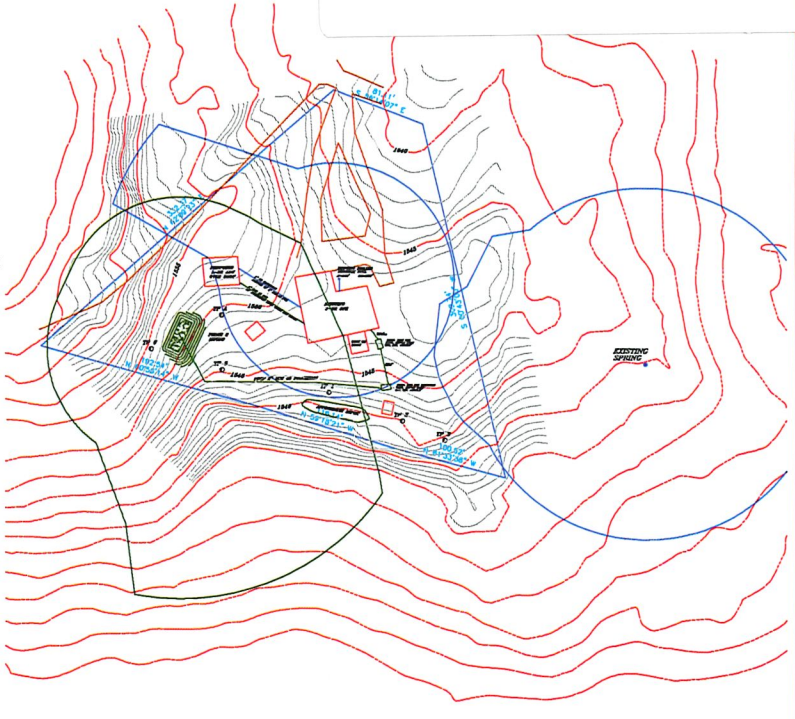
560 GAL/DAY/2.0 GAL/SQ.FT./DAY = 280 FT^2

PRIM/REP DISPOSAL MOUND

10' X 28' MOUND= 280FT^2



PROPOSED BEDROCK WELL DETAIL
NOT TO SCALE



OVERALL SITEPLAN
SCALE 1" = 50'

GENERAL NOTES:

1. THIS PLAN IS FOR REGULATORY APPROVAL ONLY. IT IS NOT A SURVEY.
2. OWNER AND OR CONTRACTOR WILL NOTIFY ENGINEER 72 HOURS BEFORE BEGINNING CONSTRUCTION ON SEPTIC SYSTEM OR WATER SUPPLY.
3. SEPTIC MUST BE INSTALLED AS SPECIFIED AND IN THE LOCATION AS INDICATED ON THIS PLAN.
4. ALL EQUIPMENT MUST BE INSTALLED ACCORDING TO MANAFACTURER'S, INSTRUCTIONS. NO CHANGES OR SUBSTITUTIONS MAY BE PLAN WITHOUT CONSULTANT APPROVAL.
5. THIS PLAN IS FOR THE FOLLOWING:
LOT #1 EXISTING 3 BEDROOM HOUSE DESIGN FLOW = 420 G.P.D.

2 PHASE PERMIT

PHASE 1
CONVERT EXISTING 3-BR SFR TO A 2-BR SFR AND A DETACHED 1-BR ADU
PROPOSED ADU WILL CONNECT SEWER INTO MAIN HOUSE PLUMBING AND INTO THE TANK. NEW WATER LINE AS WELL

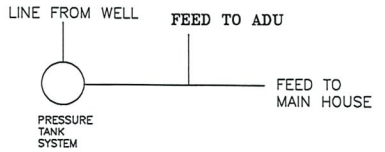
PHASE 2
A NEW MOUND SYSTEM USING PRE TREATMENT WILL BE INSTALLED ALLOWING THE MAIN HOUSE TO CONVERT BACK TO A 3-BR SFR AND KEEP THE 1-BR ADU

water testing NOTES:

1. WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED ACCORDING TO ONE OF THE FOLLOWING PROCEDURES PRIOR TO PLACING THE POTABLE WATER SUPPLY INTO SERVICE:
   (1) VERMONT PLUMBING RULES;
   (2) THE AWWA; OR
   (3) BY PRESSURIZING THE LINES AND PIPES WITH WATER AT THE WORKING PRESSURE OF THE SYSTEM OR GREATER AND HOLD WITHOUT DROP IN PRESSURE FOR A MINIMUM OF 15 MINUTES
2. DISINFECTION OF WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE COMPLETED PURSUANT TO THE REQUIREMENTS OF THE VERMONT PLUMBING RULES OR THE FOLLOWING METHOD:
   (1) FILL THE WATER SERVICE LINE OR WATER SERVICE PIPE WITH A WATER/CHLORINE SOLUTION OF 100 MG/L; AND
   (2) ALLOW THE CHLORINATED WATER TO REST IN THE WATER SERVICE LINE OR OR WATER SERVICE PIPE FOR A MINIMUM OF 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER

WATER SUPPLY NOTES:

1. CONSTANT PRESSURE SYSTEM WITH VARIABLE SPEED DRIVE WILL BE INSTALLED FOR WATER SYTEM.
2. WELL PUMP MUST BE ABLE TO PROVIDE 10 GPM TO DEPTH SET.
3. WELL SHOULD BE TESTED VIA TABLE 11-5 AND 11-6. RESULTS ATTACHED TO FINAL INSPECTION
4. WATER SYSTEM MUST BE DESIGNED TO PROVIDE MIN 10 GPM TOTAL TO SERVE BOTH SFR
5. IF WELL DOES NOT YIELD 10 GPM THAN STORAGE MAY BE REQUIRED. CONTACT DESIGNER PRIOR TO DRILLING



WATER SUPPLY PLUMBING NOTES:
1) BOTH THE FEEDS TO THE HOUSE AND ADU SHOULD HAVE A CHECK VALVE AND BALL VALVE.
2) WATER SUPPLY SHOULD BE INSTALLED ACCORDING THE STATE PLUMBING CODES

STATE OF VERMONT
BRIAN M. RAPANOTTI
No. 514
CERTIFIED
LICENSED DESIGNER

"I hereby certify that the design-related information submitted with this application is true and correct, and that, in the exercise of my reasonable professional judgement, the design included in this application for a permit complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules."

SHEET 1 OF 2

RAPANOTTI SEPTIC DESIGN

OVERALL SITEPLAN

Oles
Chester Vermont

DATE	SCALE	PROJECT NO.
Aug. 10, 2026	AS NOTED	26-1423

REVISIONS

BRIAN RAPANOTTI
VERMONT LICENSED DESIGNER TYPE B #514
PO BOX 11, SPRINGFIELD, VT 05156
TEL # 802-885-3500