



# ZONING PERMIT #: 21-065

(Building Permit)

Parcel Map #: 22-20-21.200

Permit Issued to: 137 Chandler Road, LLC

Property Owner: Same

Property Location: 137 Chandler Road

Nature of Permit: Construct a 70-foot by 25-foot storage building.

Chester, Vermont Town Clerk's Office  
SEP 29, 2021 04:00 PM  
Received for record and recorded in  
book: 221 on page: 264 - 264  
Of Chester Land Records  
Attest: Deborah Aldrich  
Town Clerk

**Comments/Conditions:** The current quarry operation is an allowed nonconforming use because it existed prior to the adoption of bylaws. Applicant represents that the purpose of the storage building is to protect equipment and not to expand or enlarge the nonconforming use.

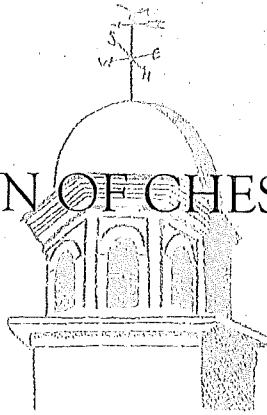
### ADDITIONAL REQUIREMENTS

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](mailto:rick.oberkirch@vermont.gov).

**Zoning Administrator:** Preston Bristow

**Date:** 9/29/2021

# TOWN OF CHESTER



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

(802) 875-2173  
Fax (802) 875 2237

September 29, 2021

Jonathan Patrick  
Allstone Vermont  
3643 VT RT 103 N  
Chester, VT 05143

Dear Jonathan Patrick:

Enclosed is a copy of the approved permit to construct a 70-foot by 25-foot storage building at 137 Chandler Road. If in carrying out the project there are changes made from the application and plan as submitted, please contact me so I can approve the changes and amend the permit. Unauthorized deviations from the permit as approved can complicate a sale or finance of the property and may result in a violation requiring enforcement action.

Vermont Law requires that a "Big P" permit notice be displayed on the subject premises and be clearly visible from the public way for a period of 15 days. Please post the laminated copy of the permit notice as described. The additional copy is for your records. Please note that the permit becomes effective 15 days after the date that the permit is issued.

If you need to contact me, please use the email and phone number listed below. I am generally in the Town Hall on Mondays and Tuesdays but as I am often in and out it is wise to make an appointment first.

Sincerely,

A handwritten signature in black ink, appearing to read 'Preston Bristow', written over a large, light-colored circular mark.

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



# Application for Zoning Permit

VERMONT

APPLICANT: 137 Chandler Road, LLC  
 MAILING ADDRESS: 3643 VT103 North, Chester, Vermont 05143  
 PHONE: 802-875-6564 EMAIL: acjulian@julianenterprises.com  
 PROPERTY LOCATION: 137 Chandler Road Parcel ID # 22-20-21.200  
 PROPERTY OWNER (if different from applicant): 137 Chandler Road, LLC  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE: 203-668-5434 EMAIL: \_\_\_\_\_  
 PROPOSED STRUCTURE(S): 3 sided Storage building  
 SIZE OF STRUCTURE: LENGTH 70' WIDTH 25' HEIGHT 18'  
 PROPOSED USE OF STRUCTURE(S): Storage  
 WATERWAYS ADJOINING PROPERTY: Williams River

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.

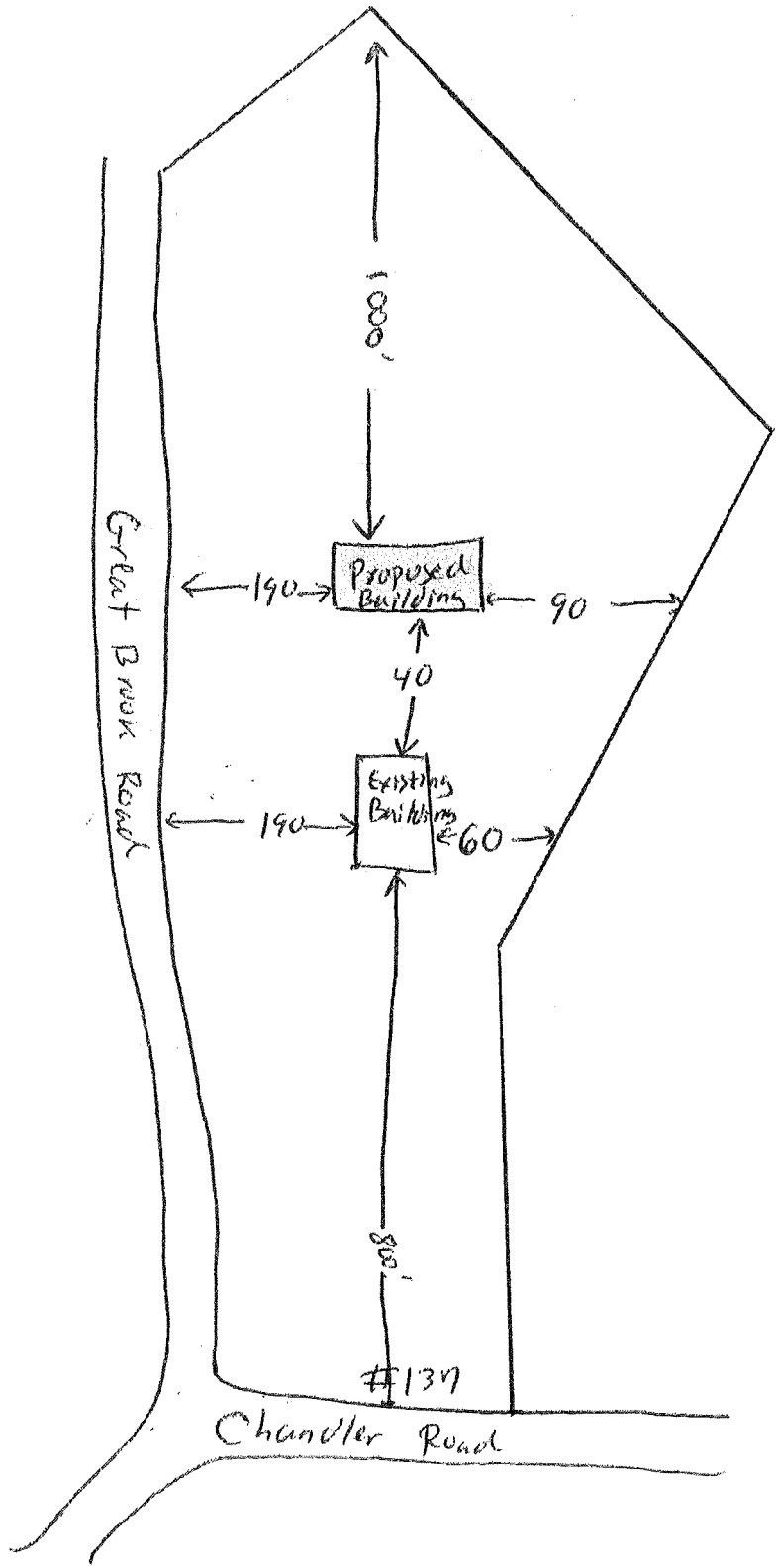
The undersigned authorizes the Zoning Administrator access, as reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

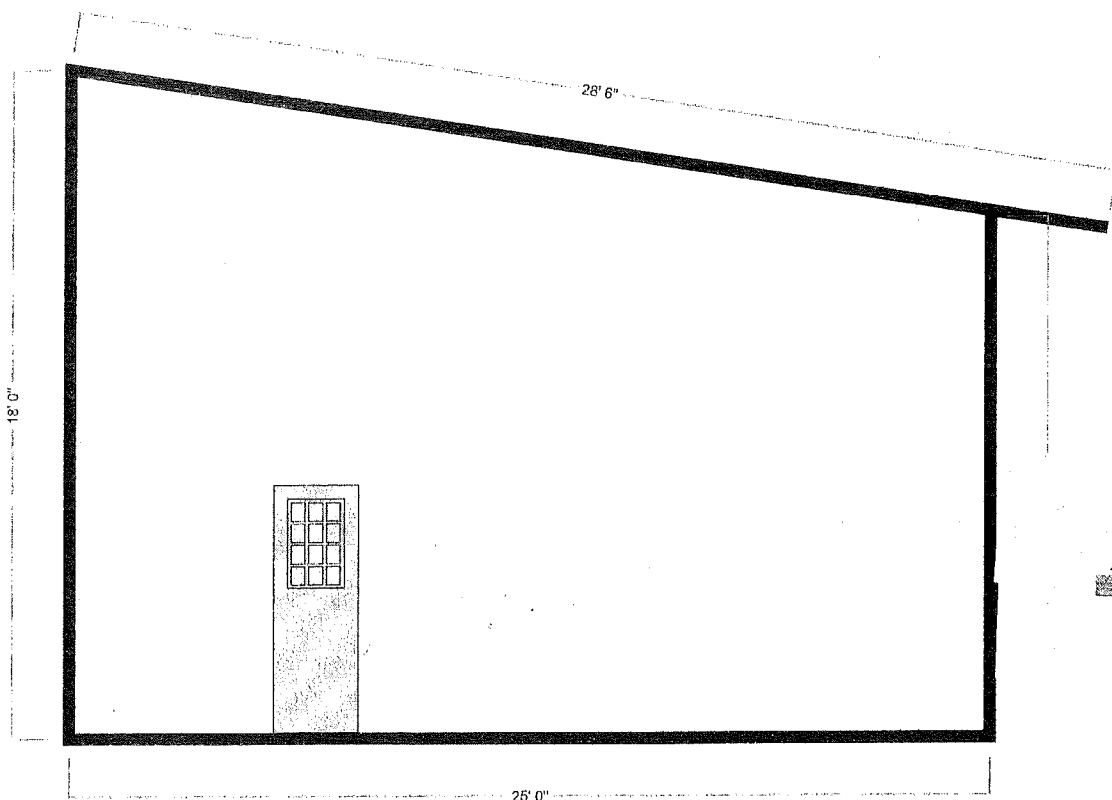
APPLICANT SIGNATURE:  DATE: 8/30/2021

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

PARCEL MAP #:	<u>22-20-21.200</u>	ZONING DISTRICT:	<u>R120</u>	FEE:	<u>\$225</u>	PERMIT #:	<u>21-065</u>
COMMENTS/CONDITIONS:	<u>quarry is allowed noncan farming use</u>						
WASTEWATER PERMIT #:	<u>none</u>	FLOOD HAZARD	<u>outside</u>	HIGHWAY ACCESS	<u>existing</u>		
RECEIVED WITH APPLICATION FEE:	<u>P. Brastow</u>			DATE:	<u>9/29/21</u>		
	Zoning Administrator						

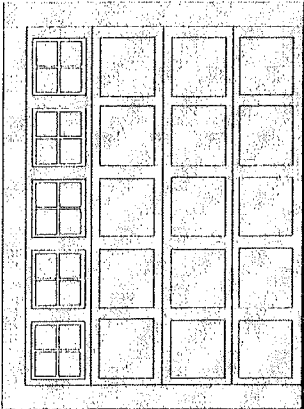
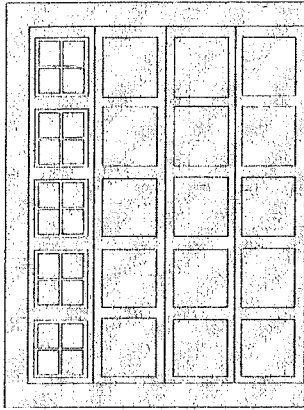
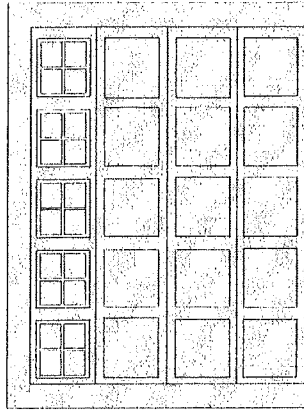
**THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY**





**ALLSTONE**  
QUARRIES OF NATURAL BUILDING STONE

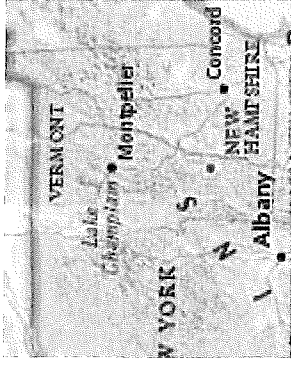
**877-875-6564**





**137 Chandler Road LLC**  
Vermont Agency of Natural Resources

vermont.gov



1: 1,357  
September 29, 2021

**LEGEND**

- Flood Hazard Areas (Only FEI)**
  - AE (1-percent annual chance flood)
  - A (1-percent annual chance flood)
  - 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 Meters 34.00 0 69.0 Meters  
1" = 113 Ft 1cm = 14 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION  
© Vermont Agency of Natural Resources

22-20-21.2

# TOWN OF CHESTER



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

(802) 875-2173  
Fax (802) 875 2237

Nov. 13, 2018

137 Chandler Rd. LLC  
418 Meadow St. Suite 203  
Fairfield, CT. 06824


RE: Building permit

Dear Andrew, JR and Scott,

Enclosed is a copy of your approved permit for the new shed roof addition on your Chandler Rd. property here in Chester. Please note that an additional Certificate of Compliance is required, so please contact me once your site work is completed and the building corners are set.

Effective in 2005, Vermont Law requires that all permits be posted 'within public view from the public right-of-way most nearly adjacent to the subject property' for a period of 15 days.

Please post the laminated copy of the permit as described. The additional copy is for your records. Please note that your permit becomes effective on Nov. 28th 25th 2018. Good luck with your project, and if you have any questions, please let me know.

Michael 

Michael Normyle  
Chester Zoning Administrator  
(802) 875-2173  
[Michael.normyle@chestervt.gov](mailto:Michael.normyle@chestervt.gov)



#75-82

TOWN OF CHESTER  
APPLICATION FOR BUILDING PERMIT

PARCEL ID #: 22-20-21.200

PROPERTY LOCATION: 137 Chandler Road, Chester, Vermont

APPLICANT: 137 Chandler Road, LLC

TELEPHONE: 203-416-5308

MAILING ADDRESS: 418 Meadow Street, Suite 203, Fairfield, CT 06824

PROPERTY OWNER: 137 Chandler Road, LLC

TELEPHONE: 203-416-5308

MAILING ADDRESS: 418 Meadow Street, Suite 203, Fairfield, CT 06824

PROPOSED STRUCTURE: Building Extension

SIZE OF STRUCTURE: LENGTH 32'-6" WIDTH 25' HEIGHT 20'

PROPOSED USE OF STRUCTURE: Storage -> Equipment NO BATHROOM, NO LIVING QUARTERS.

WATERWAYS ADJOINING PROPERTY: Williams River

*Androm Julian*  
*ACQUAINTANCE*  
*JULIAN ENTERPRISES*  
*CON*  
*JE PATRICK*  
*JULIAN ENTERPRISES*  
*CON*

This application shall be submitted to the Zoning Administrator with a sketch or plan of the boundaries of the lot, with the distance of each boundary and with the dimensions adequately showing the position of the proposed building, structure, alteration or extension in relation to the boundaries of the lot and building thereon. **THIS SKETCH MUST BE SUBMITTED OR THE APPLICATION WILL BE DENIED.**

It is acknowledged that this permit may require reassessment of the property and therefore the Zoning Administrator, the Town Listers and other Town personnel are granted access to the property by the owner for the purpose of reviewing all aspects of this application.

In accordance with 24 V.S.A. §4414, no construction may take place under a zoning permit unless and until a wastewater and portable water supply permit has been issued under 10-V.S.A. Chpt. 64.

\*\*any building or dwelling to be occupied must, upon completion, obtain a certificate of occupancy from the Zoning Administrator certifying that such building conforms to the approved plans, specifications and requirements of the permit.

APPLICANTS SIGNATURE: \_\_\_\_\_ DATE: 11/12/2018

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

PARCEL MAP #:	<u>22-20-21.2</u>	DISRICT:	<u>R120</u>	FEE:	<u>7562</u>	DATE ACCEPTED:	<u>11/13/18</u>
COMMENTS/CONDITIONS:	<u>Storage for Equipment NO BATHROOM A ROOMS planned. A Certificate of Compliance is required. Contact zoning office when site work is completed.</u>						
WASTEWATER PERMIT #:	<u>N/A</u>						
DISPOSITION:	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	REFER TO DRB				
EFFECTIVE ON:	<u>11/28/18</u>	EXPIRES ON:	<u>11/28/20</u>				
CERTIFICATE OF OCCUPANCY REQUIRED:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<u>compliance required</u>				
This permit is granted in conformity with the Town of Chester Zoning Regulations. This permit is null and void in the event of misrepresentation, or if the applicant fails to undertake the proposed construction within 2 years of the date of approval.							
ADMINISTRATIVE OFFICER:	<u>Michael Womack</u>					ISSUE DATE:	<u>11/13/18</u>

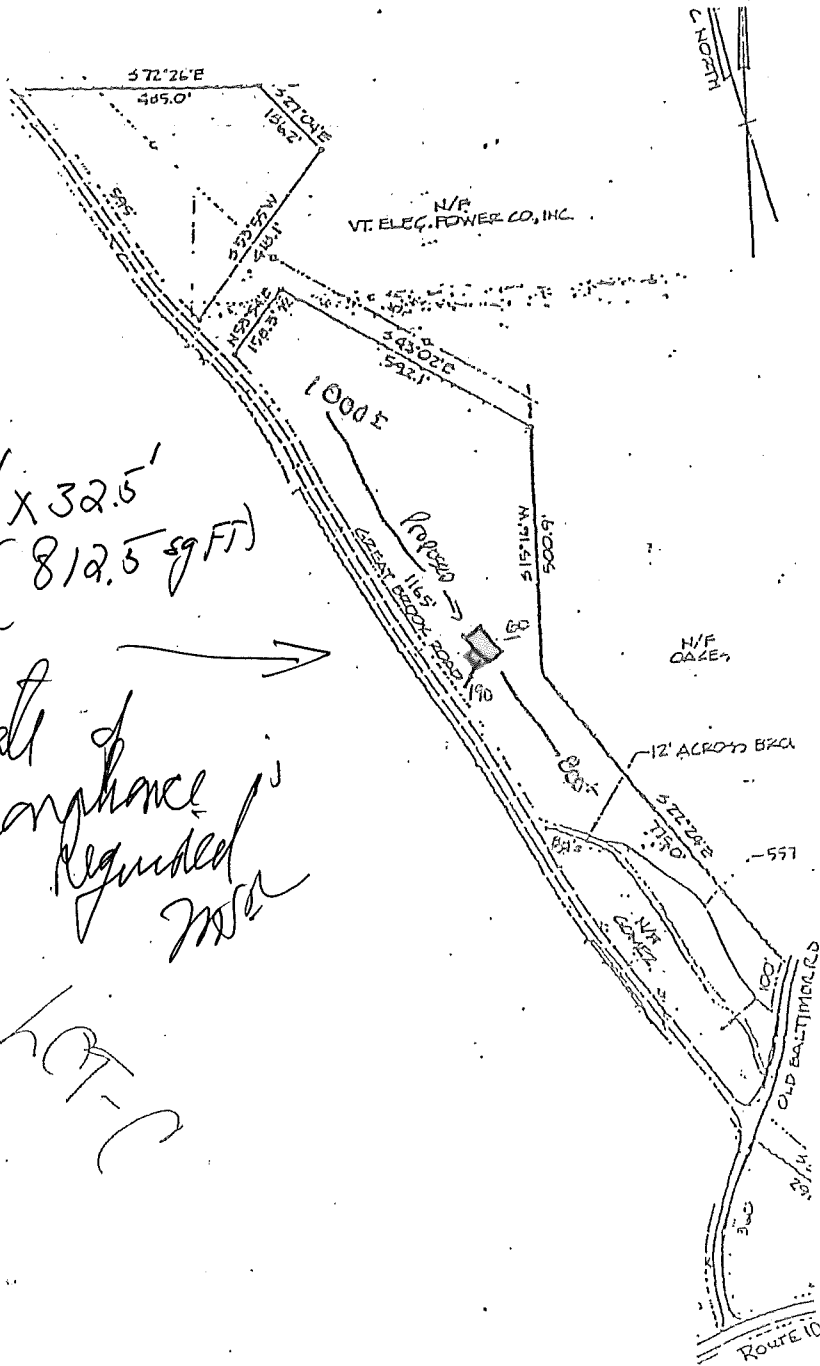
Any decision of the Administrative Officer may be appealed to the Development Review Board by filing written notice of appeal with the Clerk of the Development Review Board within fifteen (15) days of the date of the Administrative Officers decision.

Information

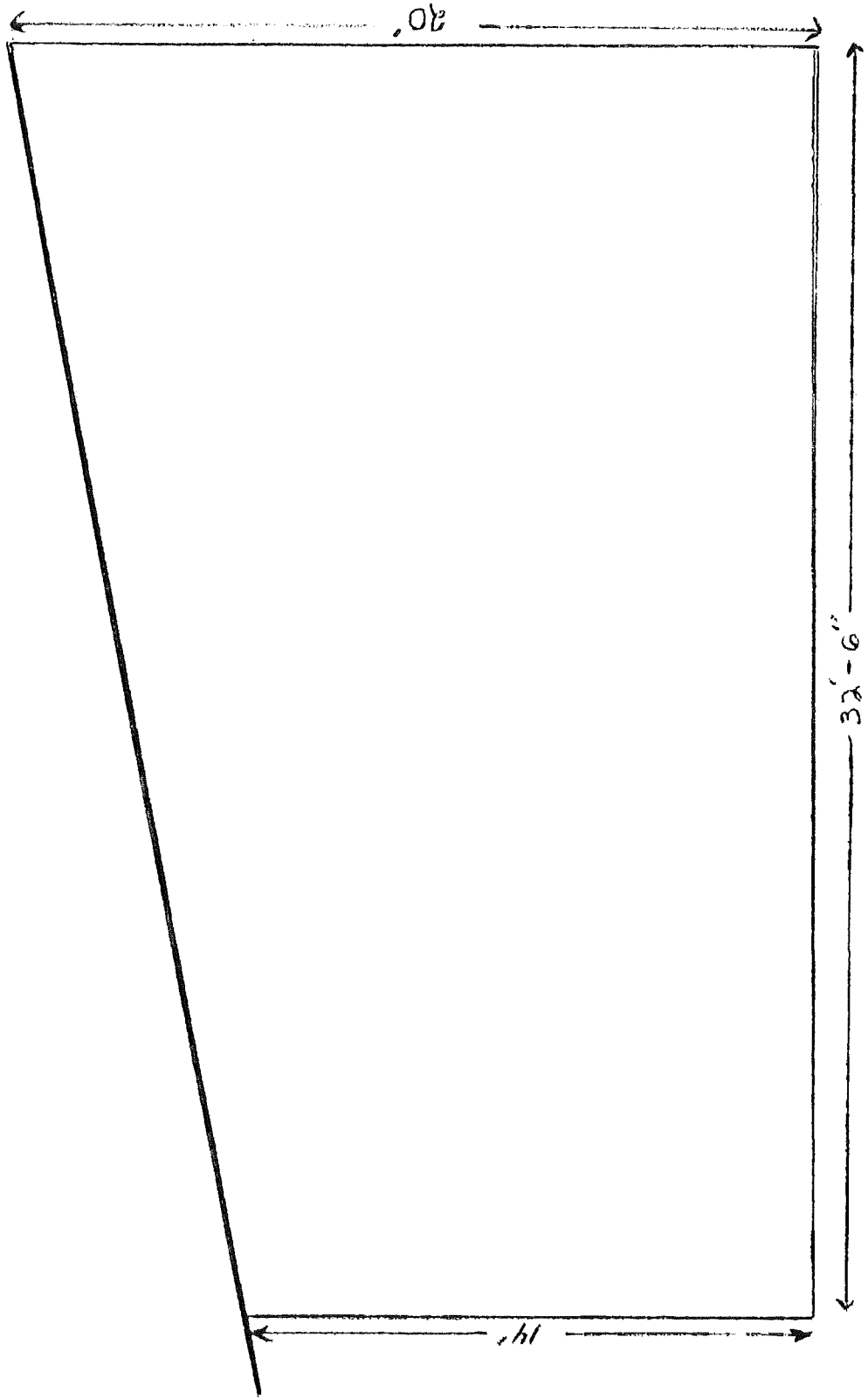
25' x 32.5'  
 addition (812.5 sq FT)

certificate of compliance is required  
 MSA

107-1-C



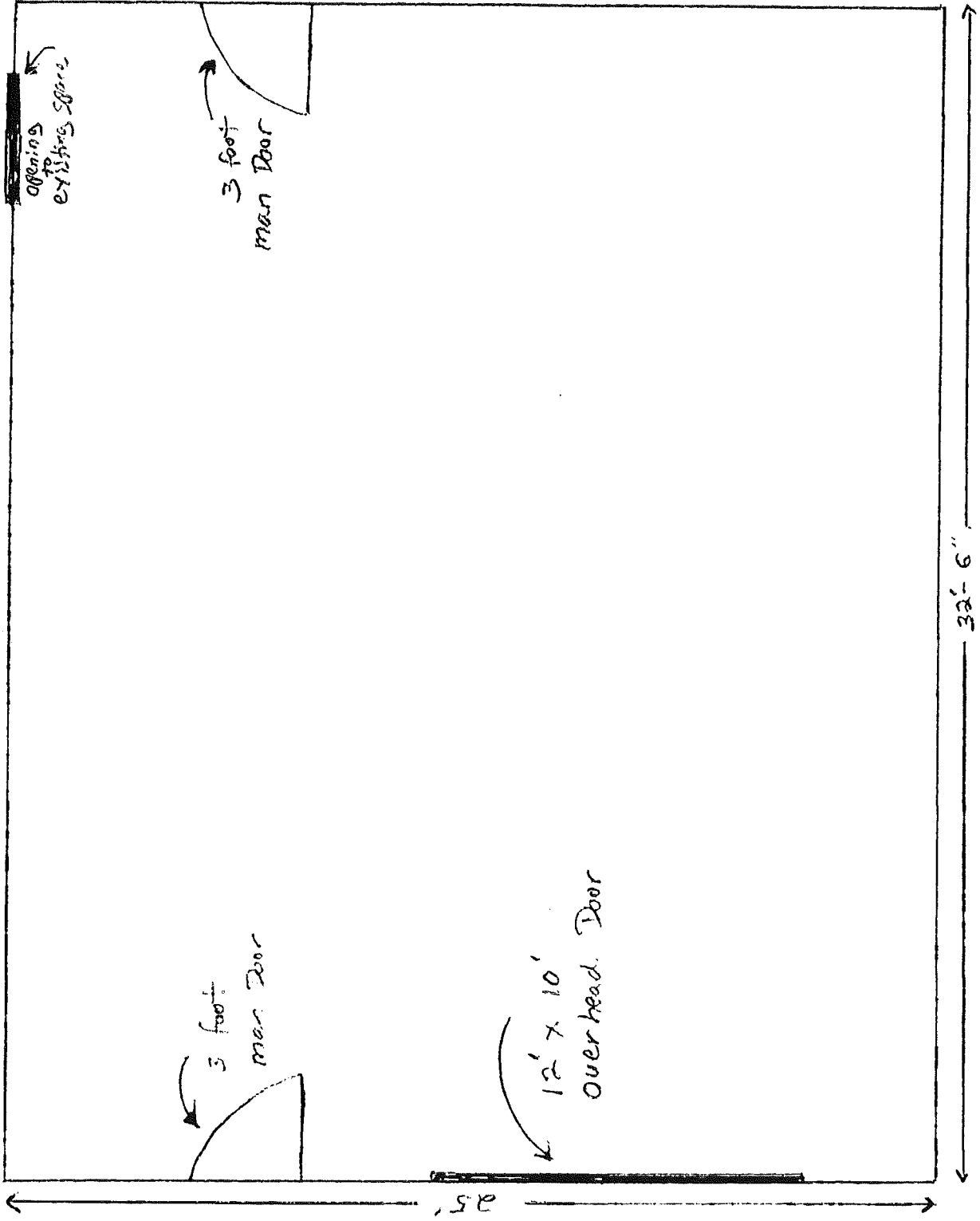
137 Chandler Chester Vermont



13.9 Chondler Road

Side Elevation

Existing Building



Front of Proposed Extension

opening to existing space

3 foot man Door

3 foot man Door

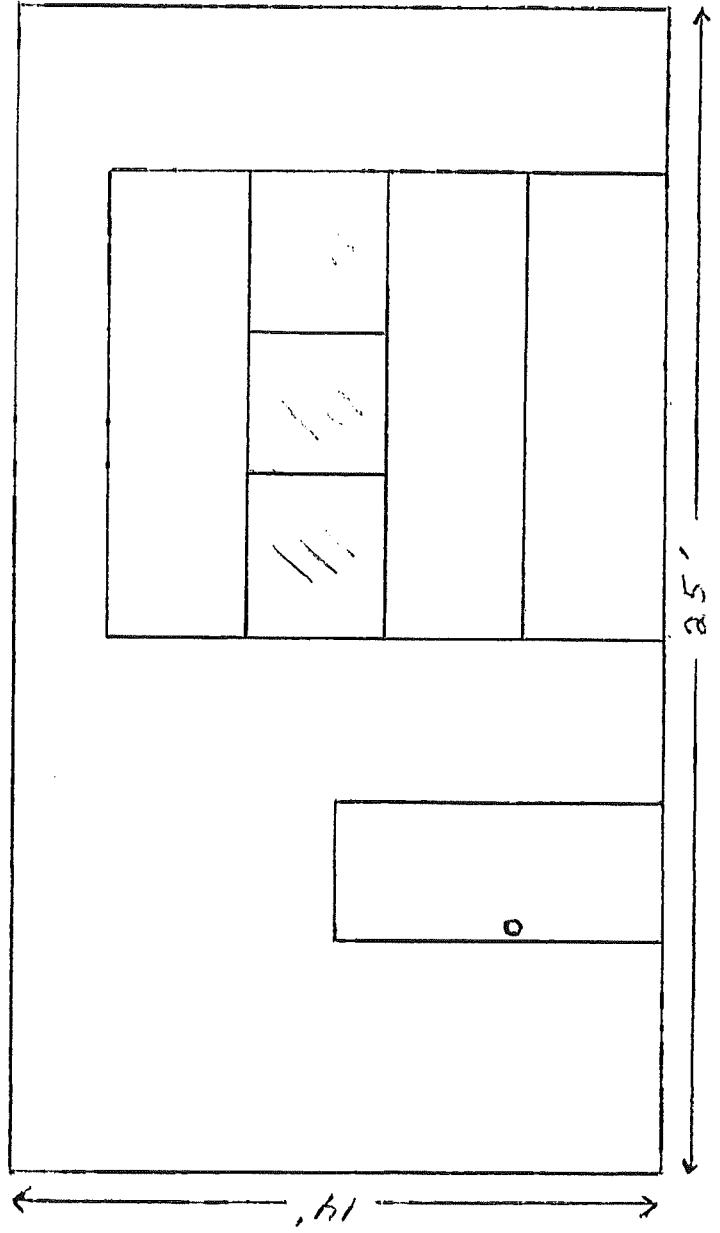
12' x 10' Overhead Door

32' 6"

25'

1317 Chandler Road

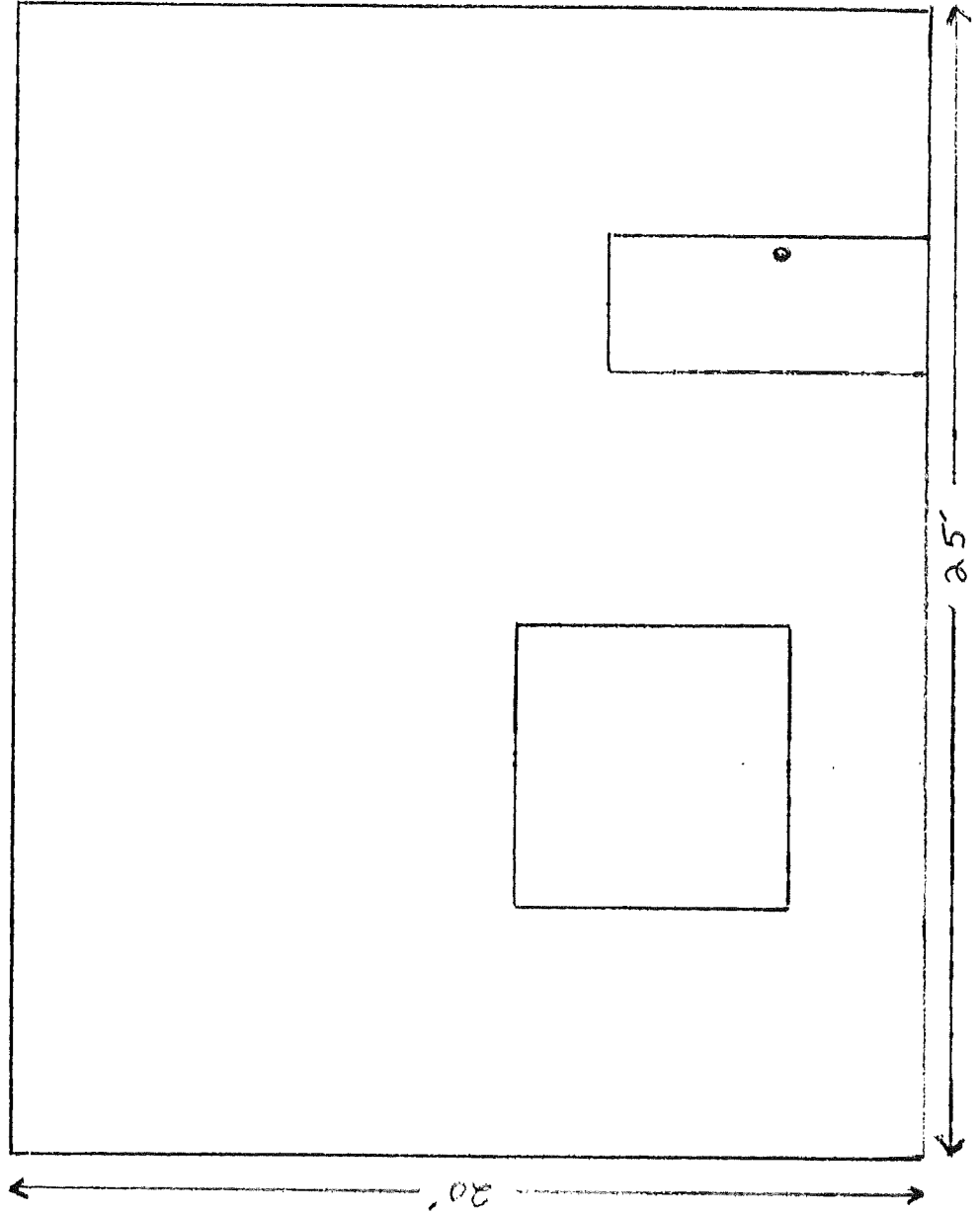
Floor Plan



137 Chandler Road

Rear Elevation

Existing  
Building



137 Chandler Road

Front Elevation



June 11, 2009

William Dakin, Esq.  
P.O. Box 499  
Chester, VT 05143

Re: Jurisdictional Opinion #2-263 / Quarry / 137 Chandler Road, Chester

Dear Mr. Dakin:

This jurisdictional opinion is in response to a request for an opinion as to whether operations at the quarry at 137 Chandler Road in Chester triggered Act 250 jurisdiction. It is my opinion, based on the information provided by you and Stephan Ankuda, Esq., as cited below, that there is no Act 250 jurisdiction over this property.

1. Peter Holl acquired the property consisting of two parcels (8.5 and 3.2 acres) on May 24, 1995. The two parcels are separated by a small strip of land owned in fee by Vermont Electric Power Company.
2. The 8.5-acre parcel has been used continuously as a stone quarry since the beginning of the 20<sup>th</sup> century. The 3.2-acre parcel has never been used as part of the quarry operations. The 3.2-acre parcel was sold in 1997 and is used as a camp.
3. The Town of Chester enacted permanent zoning and subdivision regulations in 1977.
4. There was no change in operations, including extraction amounts or crossing of streams to reach new extraction areas between 1970 and 1977.
5. Crushers were not used on the site until Mr. Holl's purchase and use of the project in 1995. Mr. Holl added a crusher and increased the amount of extraction.
6. There are no other tracts of land within five miles used in conjunction with the quarry operation. Thus, there is no "involved land" and the tract or tracts of land used for commercial quarrying operations comprise less than ten acres.

## Discussion

### Issues

1. Is the project a pre-existing development?
2. Prior to the sale of the 3.2 acre parcel did the tract of land where quarry operation occurred exceed 10 acres?
3. Is there any land within a five-mile radius that has been involved with the quarry operation?
4. Was there a substantial change to the project prior to the enactment of permanent zoning and subdivision regulations?

Based on the information provided there was a quarry operation on the property prior to June 1, 1970, which was used sufficiently to qualify as a pre-existing pit pursuant to Act 250 Rule 2(C)(8). Because the 3.2 and the 8.5 acre parcels were separated by land owned in fee by Vermont Electric Company Inc. I do not consider the two adjacent parcels a contiguous tract of land. Also, since there has been no use of the 3.2 acre parcel for any quarry operations the Chandler Road tract of land to be considered is solely the 8.5 acre parcel. Finally, because there are no other parcels of land within five miles used in operation of the quarry (for such purposes as such as bringing in material to be processed or storage of processed materials) the tract of land is the 8.3 acre parcel.

Because the tract of land is less than 10 acres and the Town of Chester enacted permanent zoning and subdivision regulations in 1977, the only time Act 250 jurisdiction may have been triggered is the period between 1970 and 1977. In towns without both permanent zoning and subdivision regulation Act 250 jurisdiction is triggered when there is a substantial change to a pre-existing commercial development on a tract or tracts of land involving more than one acre. In towns with permanent zoning and subdivisions regulations such as Chester, the threshold is ten acres.<sup>1</sup>

(ii) The construction of improvements for commercial or industrial purposes on more than one acre of land within a municipality that has not adopted permanent zoning and subdivision bylaws.

Act 250 Rule 2(C)(7) defines "substantial change" as follows:

Substantial "change" means any change in a pre-existing development or subdivision which may result in significant impact with respect to any of the criteria specified in 10 V.S.A. Section 6086(a)(1) through (a)(10).

Act 250 precedent has established a two-part test to determine whether a project constitutes a substantial change to a pre-existing development. The first step of the analysis is to determine whether there has been or will be a cognizable change to the pre-existing development. Secondly, a determination must be made as to whether the change has the potential for significant impact with respect to one or more of the Act 250 criteria. *Re: L.W. Havnes*, Declaratory Ruling #192 at 7 (Sep. 5, 1987). The question is not whether the impacts will occur, but whether they *may* occur. *Re: Robert and Barbara Barlow*, Declaratory Ruling #234 at 11 (Sep. 20, 1991), affirmed, *Robert Barlow*, 160 Vt. 513 (1993).

With respect to the "change" issue, the Environmental Board previously concluded, in the *Barlow* case, affirmed by the Vermont Supreme Court, that the term "change" includes an increase in the extraction rate and a change from sporadic to daily operation. *Barlow*, supra, Declaratory Ruling #234 at 11. See also *Norwich Associates Inc.* Declaratory Ruling #275, Findings of Fact and Conclusions of Law and Order at 13 (Apr. 3, 1996). Substantial change has also included changes in access roads, crossing streams or the addition of a crusher. *Vermont Agency of Natural Resources v. Earth Construction*, No. 93-427, slip op. at 4 (Jan. 12, 1996).

In this case there was not a change in operations, the crossing of a stream to reach new extraction areas or use of a crusher or screener between 1970 and 1977 which would have triggered the requirement to obtain for an Act 250 permit. Although there would appear to have been a significant change in operation since Mr. Holl's purchase in 1995, because the activity has been limited to the 8.5 acre parcel this activity is not subject to Act 250 jurisdiction.

5(b)(4)(B) of the VRECP.

### Conclusion

Based on the information provided, it is my opinion that the quarry on 137 Chandler Road in Chester qualified as a pre-existing operation, and there was not a substantial change in operations between 1970 and 1977 which triggered jurisdiction. Presently, operations at the quarry are subject to federal regulations involving mine safety and blasting and possibly local zoning, but not Act 250 because the tract of land involves less than 10 acres in a town with both permanent zoning and subdivision regulations.

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<sup>1</sup>See 10 V.S.A. §6001(3)(A)(1)(i) and (ii). "

(3)(A) "Development" means:

(i) The construction of improvements on a tract or tracts of land, owned or controlled by a person, involving more than 10 acres of land within a radius of five miles of any point on any involved land, for commercial or industrial purposes in a municipality that has adopted permanent zoning and subdivision bylaws.



Jurisdictional Opinion #2-263 Quarry 137 Chandler Road, Chester  
Page 3

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A).

Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Any appeal of this decision must be filed with the clerk of the Environmental Court within 30 days of the date of issuance, pursuant to 10 V.S.A. Chapter 220. The appellant must also serve a copy of the Notice of Appeal on the Natural Resources Board, National Life Records Center Building, Montpelier, VT 05620-3201, and on other parties in accordance with Rule For further information, see the Vermont Rules for Environmental Court Proceedings, available on line at [www.vermontjudiciary.org](http://www.vermontjudiciary.org). The Environmental Court mailing address is: Environmental Court, 2418 Airport Road, Suite 1, Barre, VT 05641-8701. (Tel: 802-828-1660)

Best regards,

April Hensel/s/  
April Hensel  
District 2 Coordinator

c: Stephen Ankuda Esq.  
Statutory Parties



# TOWN OF CHESTER

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

(802) 875-2173  
Fax (802) 875 2237

May 7, 2009

William E. Dakin, Jr., Esquire  
Dakin & Benelli, P.C.  
Post Office Box 499  
Chester, Vermont 05143

Dear Attorney Dakin:

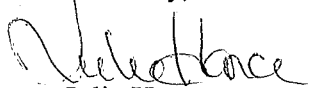
I am in receipt of your letter dated April 30, 2009 regarding the permitting status of the so-called "Holl Quarry" located at 137 Chandler Road in Chester. In reviewing the zoning file on this parcel, I did not find any record of a permit for a Quarry. I did find a letter that was issued from Prentice Hammond on December 15, 1993 whereby he states that the operating quarry is in violation due to a lack of permitting.

With that being said, I have had numerous oral conversations with the previous Zoning Administrator and the State of Vermont. Both have indicated to me that this quarry has been operating on a pre-existing status, as it has been a quarry since before the initiation of Chester zoning. I was also informed that there was supporting documentation at that time, however it does not exist in the Chester zoning file.

Since there is no written documentation supporting the pre-existing status, and since I can only report on what is documented, I cannot say that this is a pre-existing quarry that is grandfathered. However, I will say that I have no intention of pursuing a zoning violation on this property. I believe that there is enough verbal support stating that this is a pre-existing use and it exceeds the 15 year statute of limitation.

Please feel free to contact me should you require anything further at this time.

Sincerely,



Julie Hance  
Zoning Administrator

DAKIN & BENELLI, P.C.  
ATTORNEYS AND COUNSELLORS AT LAW  
26 MAIN STREET  
P.O. BOX 499  
CHESTER, VERMONT 05143-0499

WILLIAM E. DAKIN, JR.  
PATRICIA G. BENELLI

AMANDA T. RUNDLE

TELEPHONE  
(802)876-4000  
FACSIMILE  
(802)876-4200

April 30, 2009

Julie Hance, Zoning Administrator  
Town of Chester  
P.O. Box 370  
Chester, VT 05143

Dear Julie:

We have just completed our title search of the property currently owned by Gertrud Holl, Trustee of the Gertrud Holl Revocable Trust as to property located at 137 Chandler Road in Chester.

Attached is a copy of correspondence from Prentice Hammond, acting as Zoning Administrative Officer for the Town of Chester dated December 15, 1993.

As you and I talked previously about this project, you indicated that it was a pre-existing quarry. Based upon this correspondence, I am concerned that the Town has previously declared this quarrying operation to be in violation of Town Zoning Regulations.

Would you please advise if the current quarrying operation being conducted is in conformance with Chester Zoning Regulations.

Sincerely yours,



William E. Dakin, Jr.

WEDJr/mhw  
Enclosure

cc: Robert Potash, Esq. - via email  
Stephen S. Ankuda, Esq. - via email

Quince shed built in 1996. - No permit

4/20/09 - I spoke with Cecil re: reason for no Quarry permit.  
Cecil informed me that Peter was able to prove to him +  
District 2 through paperwork, that this was a pre-existing  
quarry. Therefore Cecil had to back off.

57.50

Town of Chester, Vermont

Application for Building/Zoning Permit

Property Map Parcel No. 22-20-21.200

APPLICANT: Peter Hall ADDRESS: Chamber Rd
TELEPHONE: 875 3099, 888-8223

PROPERTY OWNER: GHL ADDRESS:

PARCEL ADDRESS: SIZE:(acres/sq.ft.)

PRESENT USE: PROPOSED USE:

PROPOSED STRUCTURE(S): Shed Roof Storage
LENGTH: 26 WIDTH: 25 HEIGHT: 18'

ROADS/WATERWAYS ADJOINING PROPERTY:

Attach to this application a sketch of the property that shows the dimensions of the property; the location of any structures (existing or proposed) on the property; the distance between such structures and property lines and the location of any driveways and parking areas. (A SKETCH AS CALLED FOR ABOVE, MUST BE SUBMITTED OR THE APPLICATION MAY BE DENIED)

Any information missing from this application may be reason for denial of the permit. (Please ask for assistance if needed.)

It is acknowledged that this permit may require reassessment of the property and therefore, Town Listers and other Town personnel are granted access to the property, by the owner, for the purpose of reviewing all aspects of this application. If the permit is signed by owner's agent, this granted access will be considered that of the owner.

The undersigned applicant hereby certifies that all information provided on this application is true, accurate and complete.
APPLICANT'S SIGNATURE: DATE: Dec 7, 06

The undersigned property owner hereby certifies that the information submitted regarding the property is true, accurate and complete and the applicant has approval for the use of the property.
PROPERTY OWNER'S SIGNATURE: DATE: Dec 7, 06

\*\*\*\*\*For Completion by the Administrative Officer\*\*\*\*\*

APPLICATION NUMBER: PROPERTY MAP PARCEL NUMBER: 222021200
DATE OF RECEIPT: 12/8/06 FEE PAID: 57.50
ZONING DISTRICT: R80 TYPE OF USE: Shed addition
SEWAGE PERMIT # ON-SITE: MUNICIPAL:

ACTION BY THE ADMINISTRATIVE OFFICER

DENIED-PENDING SITE PLAN APPROVAL-CONDITIONAL USE APPROVAL

DENIED-

APPROVED-EFFECTIVE ON AND EXPIRES ON

ADMINISTRATIVE OFFICER: DATE:

PERMIT ISSUED BY ZONING BOARD OF ADJUSTMENT NUMBER:

APPEAL PROCESS

Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the Clerk of the Zoning Board within fifteen (15) days of the date of the Administrative Officer's decision.



# TOWN OF CHESTER

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

(802) 875-2173  
Fax (802) 875-2237

December 29, 2006

Mr. Peter Holl  
GHL Construction  
1087 Vt. Rte. 11 East  
Chester, Vermont 05143

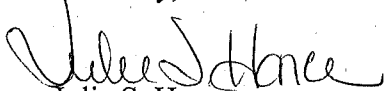
Dear Mr. Holl:

I am in the process of reviewing your application for an addition to your shed. In reviewing this application, I note that your property is located in the Flood Plain of the Great Brook. I am attempting to determine if the structure itself is located in the Flood Plain. Therefore, I need an exact measurement from Dean Brook Road to your building. Please make sure that you measure from a point on Dean Brook Road which is exactly perpendicular to the closest corner of the building.

I have also discovered that the existing building (constructed in app. 1996) does not have a permit and am requesting that you complete the enclosed application for this structure as well.

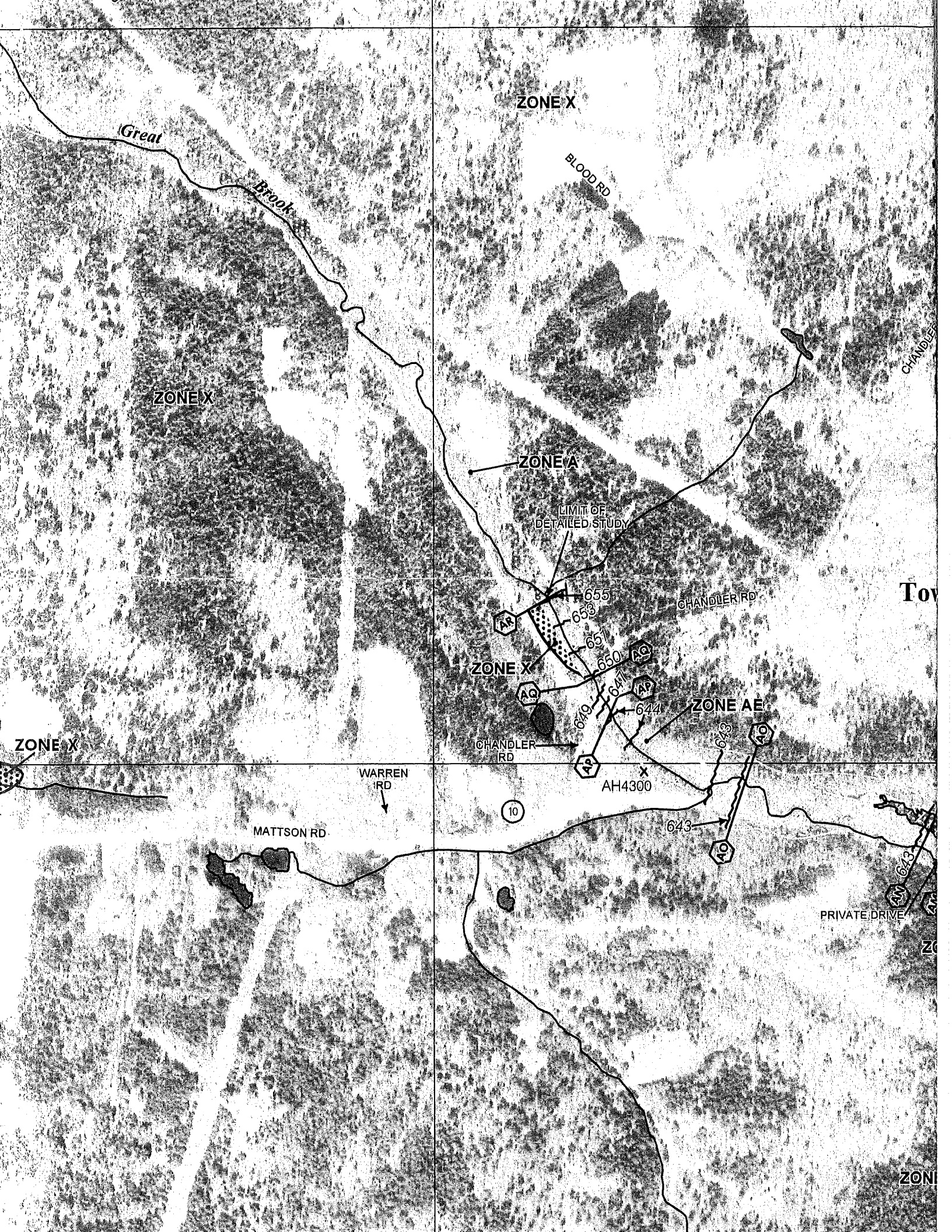
Please let me know your measurements as soon as possible. If I do not have a measurement by January 5, 2007, I will have to forward your application to the Zoning Board of Adjustment for Flood Plain consideration.

Sincerely,



Julie S. Hance  
Zoning Administrator

/jh  
Enclosure



ZONE X

Great Brook

BLOOD RD

ZONE X

ZONE A

LIMIT OF DETAILED STUDY

655

653

650

ZONE X

CHANDLER RD

Tow

ZONE X

WARREN RD

CHANDLER RD

ZONE AE

640

641

644

643

643

MATTSON RD

10

AH4300

PRIVATE DRIVE

643

ZONE

~~20-20-21,2~~  
027  
**TOWN OF CHESTER  
ZONING APPLICATION**

FILE

APPLICANT Peter W. Hall for Liz Cothell APPLICATION NO. 2401

ADMINISTRATIVE OFFICER'S DECISION

Based upon the representations contained in your application submitted on August 18, 1994 and a site inspection made on August 22, 1994 this application is hereby approved.

This permit only approves the use represented in your application. It is your responsibility to obtain any required Federal or State Permits.

EFFECTIVE DATE OF PERMIT

This permit is effective on September 8, 1994 and expires in two (2) years on September 8, 1996 if the construction has not started.

APPEALS PROCEDURES

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision by filing a Notice of Appeal with the Secretary of the Board of Adjustment.

COPIES PROVIDED

- a. Listers, Town of Chester
- b. Bulletin Board, Town Clerk's Office

REMARKS

The Landowner is responsible for DIGSAFE requirements

DATE OF DECISION

August 23, 1994  
DATE

Cecil Waldo  
ADMINISTRATIVE OFFICER



TOWN OF CHESTER

APPLICATION FOR BUILDING PERMIT AND/OR PROPERTY CHANGE OF USE PERMIT

DATE: 8-18-94 FEE: 45.00 *pd. gw* APPLICATION NO.: 2401

The undersigned hereby requests a zoning permit for the following use, to be issued on the basis of the representations contained herein. This permit shall be voided in the event of misrepresentation:

LANDOWNER(S): Liz Corthell  
(all persons owning land jointly must be listed)

ADDRESS: 124 Lake Drive East Hampton CT 06424

APPLICANT(S): Peter W. Holl  
(owner(s), lessee(s), or contractor(s))

ADDRESS: 386 Breez & Hill Springfield VT 05116

PRESENT USE: \_\_\_\_\_ PROPOSED USE: STORAGE GARAGE

PROPERTY LOCATION: off Old Baltimore Rd ZONING DISTRICT: R-80

SUBDIVISION NO.: NA PROPERTY MAP LOCATION: Part of 20-21

ON-SITE SEWAGE DISPOSAL OR MUNICIPAL SEWAGE PERMIT NO.: 94.01

DIMENSIONS:

a. Lot Size: 11 ± Acres (square feet or acres)

b. Dimensions of proposed building or existing building:

length: 36' 32"  
width: 28' 22"  
height: 20'

c. Length of frontage on public road or right-of-way: 100 ±

d. Setbacks:  
from road or right-of-way: 800 ±  
from left side boundary: 190 ±  
from right side boundary: 60  
from rear boundary: 1000 +

A sketch of the boundaries of the lot, with the distance of each boundary, showing the position of the proposed structure or alteration in relation to the boundaries of the lot and all existing structures thereon is required with the application. List abutting landowners on the sketch.

SIGNATURE OF APPLICANT(S): \_\_\_\_\_

SIGNATURE OF LANDOWNER(S): \_\_\_\_\_

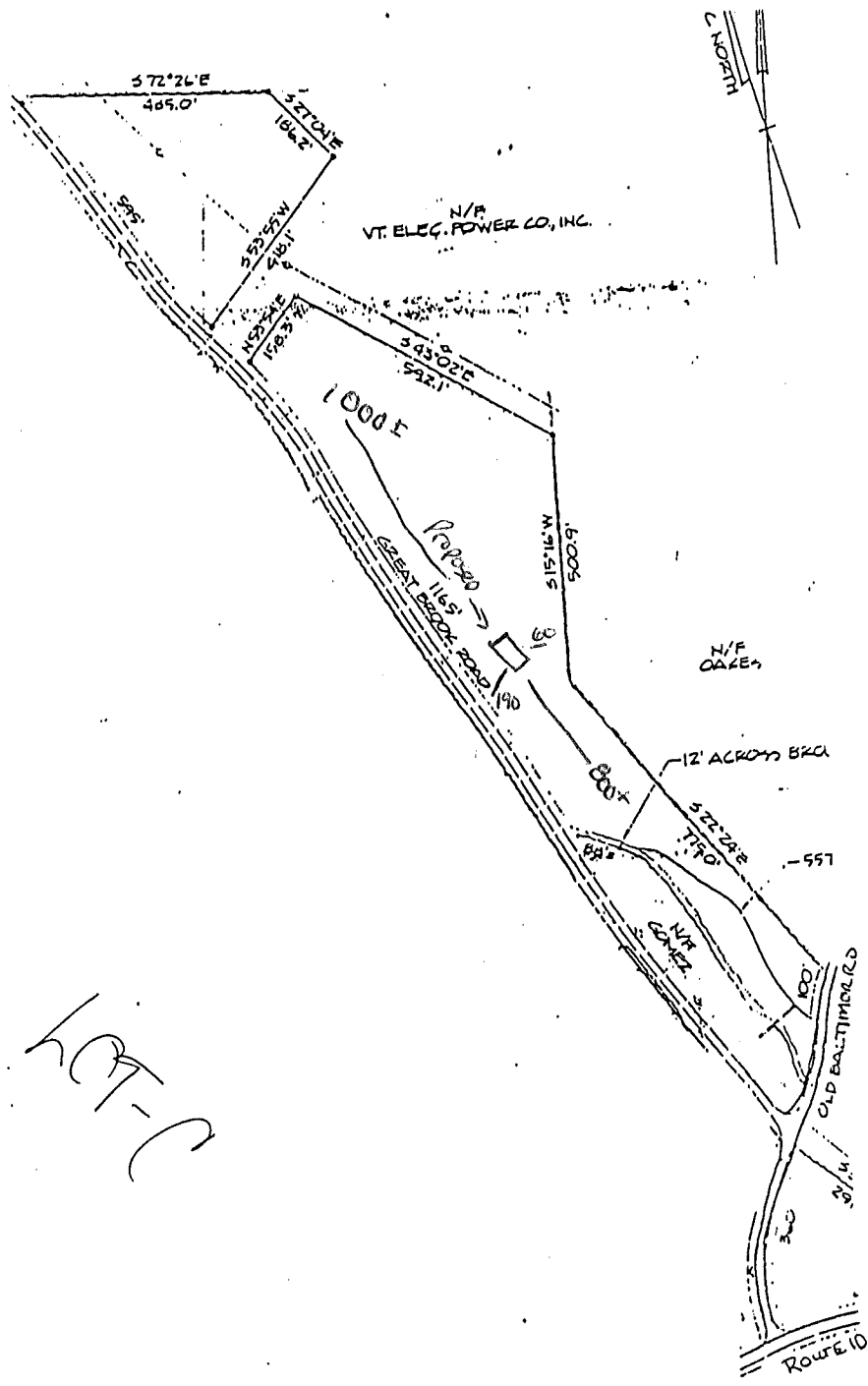
(if applicant is lessee(s) or contractor(s))

DATE RECEIVED: AUGUST 18, 1994 SITE INSPECTION: AUGUST 22, 1994 @ 1420 hrs

Zoning Administrative Officer: Cecil H. Wald Prentice F. Hammond (802-875-2173)

REMARKS:

Additional Information



KAT-C



# TOWN OF CHESTER

P.O. BOX 370  
CHESTER, VERMONT 05143  
TEL. 802-875-2173  
FAX. 802-875-2237

WILLIAM H. MAASS  
CHAIRMAN/BOARD OF SELECTMEN

PRENTICE F. HAMMOND  
TOWN MANAGER

SANDRA K. WALKER  
TOWN CLERK/TREASURER

December 15, 1993

Ms. Elizabeth Corthell  
124 Lake Drive  
E. Hampton, CT 06424

Dear Ms. Corthell:

On November 29, 1993, I drove by your property on the so-called Dean Brook Road off State Route 10 and observed that an extensive mining operation was taking place. A large area of the hillside has been cleared of trees and rock is being excavated from the hillside.

It was my initial understanding that Peter Holl was going to remove a small amount of overburden from a previous mining operation, however, this land development has expanded from a small project to remove a few old piles of slag to one of several acres. It is my interpretation of the Town of Chester Zoning Regulations that a quarry operation is not allowed in the Residential 80,000 District, and you may be in violation of the Town of Chester Zoning Regulations.

I am enclosing a copy of the Town Zoning Regulations and an application for a zoning permit. Since this development has already started, it is requested that the zoning application be filed no later than January 15, 1994. The Property Transfer Return states the parcel is eleven (11) acres, and if so, a State of Vermont Act 250 permit may be required.

Sincerely,

Prentice F. Hammond  
Zoning Administrative Officer

PFH/hds

enclosure

copy to: Julia Schmidtz  
Dist. II Environmental District