

From: **ARTICLE 4 – DEVELOPMENT REVIEW PROCEDURES**
Chester United Development Bylaws adopted 2017

4.5 APPLICATION SUBMISSION REQUIREMENTS

The applicant shall submit to the Development Review Board six (6) copies of the application with all required supporting data and site plans drawn to scale, showing where applicable: existing features; contours; structures; easement and proposed structure locations and land use areas; streets; driveways; circulations; parking and loading spaces; pedestrian walks; landscaping including site grading and screening; water and sewage disposal facilities; water courses and utilities.

4.6 SITE VISITS

The Development Review Board shall conduct a Site Visit as a pre-requisite to the approval of all subdivisions and any use other than one- and two-family dwellings and structures considered accessory to residential uses and agricultural or forest uses. In reviewing the site, the Development Review Board shall consider all applicable standards under these Bylaws.

4.7 BONDING

The Development Review Board may, in their discretion, require that the developer of any project set forth a bond in an amount established by the Development Review Board. The developer shall file with the Town Clerk a certified check, performance bond or surety bond in the amount established by the Development Review Board. Any such surety must be satisfactory to the Legislative Body as to form sufficiency, manner of execution and surety. If the project is to be completed in phases, the surety amount need only cover the cost of improvements for each phase.

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, and further provided that:

- A. The Development Review Board after public notice and public hearing determines that the proposed use will conform to such standards.
- B. In granting such conditional use, the Board may attach such additional reasonable conditions and safeguards as it may deem necessary to implement the purpose of the law and these Bylaws.
- C. The Development Review Board shall act to approve or disapprove any such requested conditional use within forty-five (45) days after the date of the final public hearing held under this Section, and failure to so act within such period shall be deemed approval.

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;
- b. Distance from adjacent or nearby uses;
- c. Minimum off-street parking and loading facilities;
- d. Landscaping and fencing;
- e. Design and location of structures and service area;
- f. Size, location and design of signs;
- g. Performance Standards under Section 4.9 and,
- h. Other such factors as these Bylaws may include.

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, (SV) Stone Village, (R-C) Residential-Commercial, Districts:

- a. All new construction, exterior alteration, fencing, lighting, reconstruction or renovation of existing buildings shall include features typical of those which define New England Architectural Character represented by the existing historical structures in the "Center of Chester".
- b. Native historical building materials are to be used which are found in construction representative of "New England Architectural Character" and /or those building products and materials which are indistinguishable to the eye from such materials in appearance.
- c. That all such construction shall take whatever precautions necessary to incorporate, protect and preserve existing historic sites.
- d. To maintain the scale, support the density and preserve the "New England Architectural Character" of Center of Chester, 4 of the following 18 features shall be incorporated in the design of any such Application for construction

in the Village Center District; 6 of the following 18 features shall be incorporated in the design of any such Application for construction in the Stone Village Districts. and 4 of the following 18 features shall be incorporated in the design of any such Application for construction in the Residential Commercial District (Chester Depot/South Main Street Section only). The DRB shall evaluate the proposed features based on the degree to which they are interpreted by the Applicant/Design professional to support, reinforce and improve the optimal density, community scale and character as here called for. These additional features are to be in addition to the two items listed below in bold, which are mandatory for all applications within these three districts.

1. Multi-level construction to the stated height limit, unless Application is for a secondary or back building which may be one-level.
2. Parking at rear and/or side of building.
3. A Gable roof profile located at street façade.
4. Gable roof pitches to be no less than 6/12.
5. Compound gable roof.
6. Corner board trim on street side of building on wood clad exterior walls.
7. Front or side entry with walkway directly to sidewalk.
8. Wood- or timber frame.
9. Clapboard and/or stone exterior walls.
10. Shuttered windows.
11. Bay windows.
12. Landscaping/ foliage at base of exterior walls.
13. Minimum 5 foot deep side or front porch.
14. Permanent awnings, overhangs and/or trellises.
15. All full frame windows shall display a vertical dimension greater than horizontal dimension.
16. Stone construction – walls or wall foundations.
17. Solid wood front door. May include “lights” (small windows in standard sized door panels).
18. Specific, existing geometries, trim, and other features that originated on pre-1935 architectural examples in The Center of Chester.

Owner may propose alternate elements that reinforce, comply or echo the style, manner and character of the Center of Chester.