

CHESTER SELECTBOARD

PUBLIC HEARING NOTICE

PROPOSED AMENDMENT TO UNIFIED DEVELOPMENT BYLAWS

The Chester Selectboard will convene a public hearing on a proposed amendment to the Town of Chester Unified Development Bylaws on **Wednesday, September 21, 2022, at 6:30 p.m.** at the Chester Town Hall at 556 Elm Street in Chester, Vermont. The proposed development bylaws amendment has been approved by the Planning Commission and submitted to the Selectboard pursuant to 24 V.S.A. § 4441(g).

The purpose of this amendment is to address two situations which involve non-conforming uses. In the case of a Legacy use, a parcel has had a use with a benign history that had become part of the town's cultural heritage. If business was discontinued for more than 2 years and the use is no longer allowed in the zoning district, it cannot be restarted. The legacy use provision would allow the original use to be restarted on the parcel in question after the applicant shows the use had a benign history, is a part of the town's heritage and a conditional use hearing is held.

The purpose of adaptive re-use is to take advantage of the life left in a specialized building which has outlived its original purpose. The purpose may no longer be necessary or profitable. The amendment would allow a such a building to be put to a use it is suited for but is not currently allowed in the zoning district. Again, a conditional use hearing before the Development Review Board would be required before the permit could be issued.

The full text of the proposed amendment to the Town of Chester Unified Development Bylaws may be viewed at the Town Clerk's office and on the home page of the Town's website at www.chestervt.gov.

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 under Zoom Meetings: Select Board Meeting.

Dated at Chester, Vermont this 24th day of August 2022.
Julie Hance, Town Manager, Town of Chester, Vermont