

1 **TOWN OF CHESTER**  
2 **PLANNING COMMISSION**  
3 **November 18, 2024, Minutes**

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5 **Commission Members Present:** Cathy Hasbrouck, Jeff Holden, John Cummings and Hugh Quinn  
6 at Town Hall. Absent: Barre Pinske.

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8 **Staff Present:** Preston Bristow, Zoning Administrator/Town Planner, at Town Hall; and Susan  
9 Bailey, Recording Secretary, via Zoom.

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11 **Citizens Present:** Peter Hudkins, Bill Lindsay, and Brian Mosher at Town Hall; and Amy Mosher  
12 via Zoom.

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14 **Call to Order**

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16 Chair Hugh Quinn called the meeting to order at 6:35 p.m.

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18 **Agenda Item 1, Approve October 9, 2024, Meeting Minutes**

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20 Cathy moved and Jeff seconded a motion to approve the minutes from October 9, 2024. Hugh  
21 asked if there was any feedback and there was none. The minutes were approved unanimously, as  
22 written.

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24 **Agenda Item 2, Citizens' Comments**

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26 Peter had given Preston an accident study. They are trying to figure out the most dangerous parts  
27 of town in connection with a federal grant. Peter asked them to let him know of any places in town  
28 that were dangerous, so they could be added to the list. Hugh said a couple years ago, they received  
29 accident data from the state on Route 10 and they were thinking about reducing the speed limit or  
30 installing something. Peter said this was brand new data that had been released in the past two  
31 weeks. GPS data had been used, and it was solid information.

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33 **Agenda Item 3, Review & Approve Rural District UDB recommendations based on Select**  
34 **Board guidance.**

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36 Hugh summarized the Select Board meetings from the past month or so and said the information  
37 was reflected in their packet either on the map or the bylaw document. They got a lot of good  
38 feedback from the Select Board on the last round of changes to help close out the update of the  
39 bylaws. They were supportive of most of the recommended changes but there were a couple areas,  
40 based on community feedback, where there was a propensity to be more conservative and not be  
41 the first out of the gate with recommendations that may be a little untried and untrue. For the two  
42 rural districts, Rural 10 and Rural 5, that they had originally outlined as density-based zoning  
43 districts, the guidance from the Select Board was not to pursue density-based zoning in those two  
44 districts at this time and revert to a fixed minimum lot size. With that recommendation, they  
45 restored what was in their recommendation. Rural 10 they restored to Conservation Rural 5 with

1 a 5-acre minimum lot size which is what it currently is. They restored Rural 5 to Rural 3 with a  
2 fixed minimum lot size of 3 acres. What used to be Conservation Residential 5 is still a 5-acre  
3 minimum lot size and was renamed Conservation Rural 5. What was R-120 is now called Rural 3  
4 with the same minimum lot size of 3 acres. They have removed cottage courts from parts of town  
5 that aren't serviced by water and sewer, which took cottage courts out of Residential 2, which is  
6 only partially accessed by infrastructure. Hugh said they failed to identify Home Occupation as a  
7 permitted use in the Rural 5 District, so they added it back in as a permitted use in that zone. Aside  
8 from those changes, they left the rest of their recommendations presented to the Select Board  
9 intact. Hugh asked if the members had any questions. John and Jeff were good. Cathy mentioned  
10 that in Rural 5, Home Occupation was restored and Hugh said one of the citizens commented that  
11 Home Occupation was missing from Rural 5, which was an oversight and added back in. Preston  
12 didn't have any additional feedback.

13  
14 Hugh asked if there were any other comments. Preston said if the Planning Commission voted  
15 positively, it would be a recommendation for the Select Board, and they would advertise. Cathy  
16 questioned whether a hearing was necessary, and Preston said that statute required a hearing when  
17 the process began but when responding to comments from the Select Board, it didn't require  
18 another hearing. Hugh noted there would be another Select Board hearing but not another hearing  
19 before the Planning Commission. Preston said they needed to either revise the bylaws with the  
20 Select Board's requests and then submit them, or they could disagree with the requests.

21  
22 Mosher thought procedure was giving public notice and then starting all over again. Preston  
23 appreciated him raising that issue but did not believe they were making a mistake regarding  
24 procedure.

25  
26 Hugh moved to approve the documents in the packet, the map and updated UDB language, for  
27 consideration and adoption at a future publicly warned Select Board meeting. John seconded the  
28 motion, and the motion carried unanimously.

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30 **Agenda Item 4, Adjournment**

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32 Jeff moved to adjourn, and Cathy seconded the motion. A vote was taken, and it passed  
33 unanimously. The meeting was adjourned at 6:48 p.m.