

Chester Planning Commission Reporting Form for Municipal Bylaw Amendment  
Standards, Procedures, Administrative and Definition Changes

This report is in accordance with 24 V.S.A. §4441(c) which states:

*“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments... The report shall provide (:)*

*(A) brief explanation of the proposed bylaw, amendment, or repeal and ... include a statement of purpose as required for notice under §4444 of this title,*

The purpose of this amendment is to adjust Chester’s Unified Development Bylaws to encourage workforce housing in the village districts. In addition, these changes clarify 28 uses that are exempt from zoning permit requirements, define primitive camps and short-term rentals, require new private roads to conform to Chester’s Road and Bridge standards, streamline the subdivision review process and allow more non-resident employees in home occupations and home business.

*1. The proposal conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing*

This strategy will support Goal 1 of the Town Plan: “To encourage development so as to maintain the existing settlement pattern of compact village centers separated by rural countryside” and Goal 2, “to encourage a strong and diverse economy that provides satisfying and rewarding job opportunities”. The proposed amendments reduce parking requirements, encourage the use of Planned Unit Development in the village center, allow a second accessory dwelling unit on a single-family home, loosen some restrictions on non-resident employees in Home Occupations and Home Business, and reduce the setback requirements on existing non-conforming lots.

*2. Is compatible with the proposed future land uses and densities of the municipal plan*

The amendments mainly pertain to the village districts and are intended to make it easier to develop housing in many different settings, such as an existing large single-family home or an outbuilding. It specifically allows the waiver of some dimensional standards for projects creating workforce housing.

*3. Carries out, as applicable, any specific proposals for any planned community facilities.*

At present, there are no proposals for new or expanded community facilities. These amendments are intended to add demand for municipal water and sewer expansion.

The Sections modified include 2.14, 3.1, 3.11, 3.12, 3.14, 3.19, 3.20, 3.30, 4.3, 4.9, 4.10, 4.12, 5.2, 7.16, and 8.2. See the attached list for more detailed information.