

**TOWN OF CHESTER
PLANNING COMMISSION**

**April 4, 2016
Minutes**

PRESENT: Tom Bock; Tom Hildreth; Randall Wiggin; Naomi Johnson; Claudio Veliz

VISITORS: Julie Hance; Michael Normyle

The meeting was called to order at 7:00 p.m. by Chairman Bock.

1. APPROVAL OF THE MINUTES:

A motion was made by Randal Wiggin to approve the minutes of the March 15, 2016 meeting. Seconded by Claudio Veliz. The motion passed.

A motion was made by Randal Wiggin to approve the minutes of the March 21, 2016 meeting. Seconded by Claudio Veliz. The motion passed.

2. FINALIZE UNIFIED DEVELOPMENT BYLAWS:

Following discussion, the Planning Commission agreed to the following changes:

- Add definition of Sawmill: Facility where logs are cut into lumber. Add sawmill as a Conditional Use in the CR District.
- Payne Junker: Change maps to include the Junker and Dodier properties in the RC District.
- Correct page 51, regarding the lettering of the Performance Standards
- Page 5, RC District, E(c) change “encourage” to “shall”. Also remove “desired”. E (1), remove the word “desired”
- Page 20, Section 3.6, add “abandoned” to the first sentence.
- Move language from Page 18 to section 4.1 or 4.2 or create new section in the area.
- Page 32, Section 3.26, change to read, “water supply permit, or deferral language.”
- Page 1, Section 1.2, 1st paragraph, remove ‘help’
- Section 1.2 (d), add “promote a strong...”

- Page 2, d, remove extra space
- Page 6, switch the graphics
- Page 3, A. Permitted Uses, change to say “Zoning Administrator (ZA)”

Payne Junker stated his opinion that signs are made to be seen. He expressed concerns about signs only being allowed to be lit during business hours. The Planning Commission agreed to amend page 38, Sign Lighting to read that signs should be turned off 1 hour after the business is closed or 11:00, whichever is later.

Page 95, illustration does not line up with the definition of Impervious Surface

Page 89, Building Footprint illustration does not line up with the definition

It was agreed that Julie Hance will make changes and present a final version at the April 18 meeting along with the required report. The public hearing will be set for May 16, 2016 at 7:00 p.m.

3. TOWN PLAN DISCUSSIONS:

Tom Bock stated that the Town Manager has presented a packet of information relative to Economic Development. David Pisha had indicated that he would like to see Economic Development include more than just “The Green” or private business. It needs to include all aspects.

Discussion ensued regarding the future identity of Chester. Carla Westine noted that there is an issue with Chester in that there is no area designated for industrial growth. The Planning Commission agreed that there should be a study done to look at locating a development area.

Discussion further ensued regarding historic properties in town. Carla Westine mentioned the Grafton Foundation and there is private foundation, funded by private individuals, who purchase historic properties that are being sold and rent them out. Discussion continued regarding the future desires of Chester.

4. CITIZENS COMMENTS:

There were no citizen’s comments.

5. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, April 18, 2016 at 7:00 p.m. .

6. ADJOURN:

A motion was made by Randal Wiggin to adjourn. Seconded by Tom Hildreth. There being no further business at this time, the meeting adjourned at 9:03 p.m.

Julie Hance
Planning Director

Thomas Bock
Chairman of the Planning
Commission