

Chester Town Plan
Appendix C

Summary of the Chester Planning Workshop

January 26, 2009

The Chester Planning Commission, with assistance from the Southern Windsor County Regional Planning Commission, held a planning workshop on January 26, 2009 to get input for the current process to update the Town Plan. This is the fourth and final public outreach event to get input before making changes to the land use and natural resource chapters of the Town Plan. Approximately 30 people participated in the small group discussions at this event. They were asked: *what do you want Chester to be like in 20 years?*

Each group was asked to develop a list and then vote to prioritize key statements. The highest number indicates the most votes. The results are sorted with the most votes at the top of each list.

The following summarizes the priorities collected by topic:

Housing and Residential Development

- 6 PRD - keep open land
- 5 Affordable single-family - clustered in town
- 5 Protect character of village - Architectural review - quality & not quantity - in keeping with the existing character of the village
- 4 Mix - good mix of all styles
- 4 restrict ridgeline development
- 4 PRD - open space - conserve \$ on infrastructure - makes housing more affordable; single-family residential
- 4 Quality residences / increased regulation to protect environment, neighborhood values, wildlife - trophy homes, affordable homes, ridgeline homes
- 4 Affordable / starter homes / single-family
- 4 Preserve character of the area in residential developments
- 3 keep commercial areas commercial - no new residential
- 3 out of floodplains - no new residential development
- 3 New growth - architecturally New England; LEED/green building code/energy efficiency
- 3 Development near town center - near water & sewer
- 3 Cluster housing / PRD - good for community, preserves open space, in town or out in rural area

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Commercial Development

- 5 integrity of downtown
- 5 design review of projects
- 5 size/height limitations
- 4 soft industry
- 4 support existing business
- 4 support small businesses
- 3 screening
- 3 retain integrity of downtown
- 3 design review / buildings blend in
- 3 expand tourism
- 3 support soft industry
- 2 maximizing use of current developed parcels
- 2 light commercial, mixed uses, residential
- 2 encourage commercial/industrial out of town
- 2 retail/residential in village
- 2 growth areas remain the same
- 2 attract industry
- 2 attract new business
- 2 maintain diversity of business
- 1 screening
- 1 revitalize Gassetts / utilize existing commercial areas

Transportation

- 7 High school sidewalk
- 7 sidewalks - to high school, Church St, to Stone Village
- 5 Rt 103 bridge replacement
- 4 Visual concerns at intersection of VT Routes 11 & 103
- 4 sidewalk on Church St
- 4 sidewalks - to high school, Church St, to Stone Village
- 4 improved public transportation
- 3 Rt 103/Maple Street intersection
- 3 commercial vehicle regulation
- 3 street lights - efficiency
- 3 sidewalk to high school & Church St
- 3 Rt 103/Maple Street intersection
- 3 efficient street lights
- 2 sidewalk to high school
- 2 lower speed limit at high school
- 2 Rts 103/11 visibility
- 1 bridge replacement
- 1 street lighting
- 1 more [ett] street lighting
- 1 Jiffy Mart / Grafton St access
- 1 River & Grafton St intersection
- 1 efficient street lighting
- 1 VT 103/Maple St intersection
- 1 Rt 11/103 visibility

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Historic and Cultural Resources

- 5 hiking trails - develop more
- 5 sidewalk - develop continuous loop
- 4 Pinnacle area - Pavilion - improve for central area for kids - recently upgraded
- 4 walkway in town - path next to river to form a loop with existing sidewalk network
- 4 indoor recreation
- 3 income generating, alternative uses of historical & other public buildings
- 3 Riverwalk
- 3 renovations of historic buildings - in accordance w/ historical character
- 3 funding to preserve barns & old farms
- 3 tree planting - enhance desire for preservation
- 3 paved sidewalk entire length of the loop
- 2 preserve historic resources
- 2 assess historical buildings & prioritize projects
- 2 Pavilion
- 2 use of armory building
- 2 maintenance of historic buildings
- 2 kids for maintenance as part of education system (community building)
- 1 more open space & interconnected hiking trails - wide variety
- 1 move Yosemite Fire House
- 1 continuous pedestrian route through town
- 1 walking trails w/ sitting areas
- 1 Church St loop
- 1 improve town hall
- 1 document historic buildings, register vs. inventory
- 1 preserve historic buildings
- 1 stone walls - preservation
- 1 riverwalk
- 1 Academy building to be used as a cultural center
- 1 compatibility of old vs new

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Natural Resources

- 5 agriculture - logging small scale
- 5 incentives to limit negative impacts (e.g. PUD density bonuses)
- 5 Agriculture - promote ag on small scale through town incentives - encourage value added farm products
- 5 Renewable energy - windmills (small scale) - efficient use of wood for energy
- 5 Renewable energy - encourage any form of non-polluting energy to stay in community
- 5 use of natural resources for sustainable energy (wholesale & retail use)
- 4 Renewable energy - encourage wind, solar, research the possibilities of responsible use
- 3 maintain & encourage open space - including class 4 roads
- 3 develop trail network around village & rural areas of town
- 3 agriculture - support farmers - encourage use of existing farmlands
- 3 incentives to develop community gardens
- 2 Open space & trail connections
- 2 Stone/gravel extraction - community needs more info. - strict procedures - transparent procedures in place
- 2 No new extraction operations
- 2 stricter regulations for extraction operations
- 2 riparian buffer policy
- 2 agriculture - sustainable farming / water quality
- 2 community gardening
- 2 incentives for use of land for agriculture
- 1 floodplain & floodway protections
- 1 agriculture - preserving & maintaining farms