

Chelsea Village Center

Renewal Application

Complete Application. All Requirements Met.

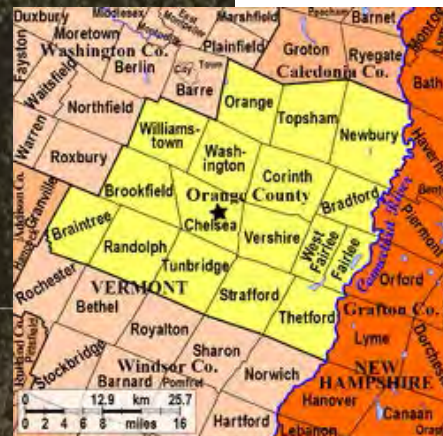
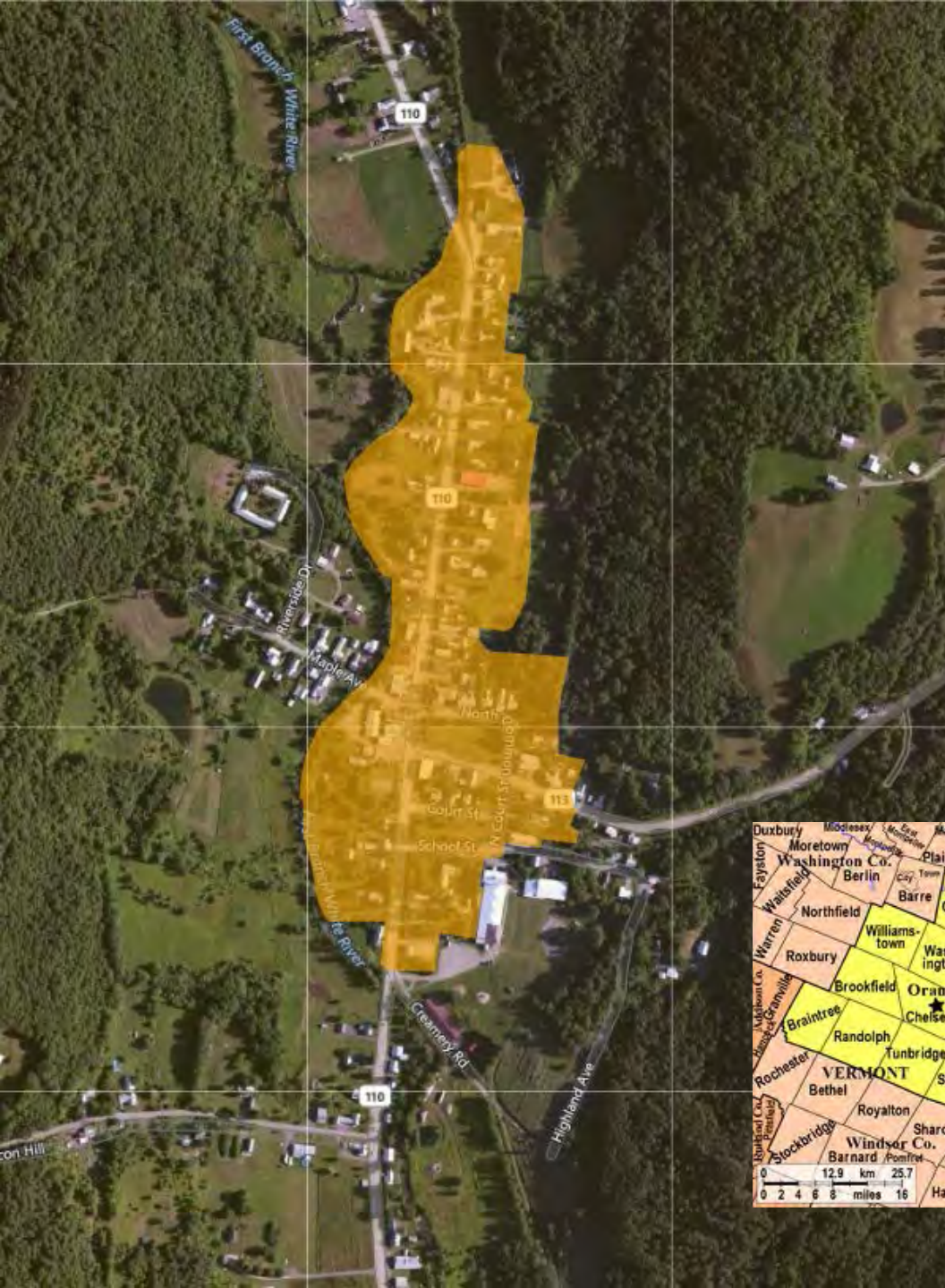
- Cover letter dated 05/21/2018
- Authorization from selectboard on 05/15/2018
- Town planning process confirmed on 01/20/2016 by TRORC
- No boundary changes proposed
- Boundary map meets program requirements

Staff Recommendation

Approve application and renew designation

Chelsea Village Center

Aerial Map



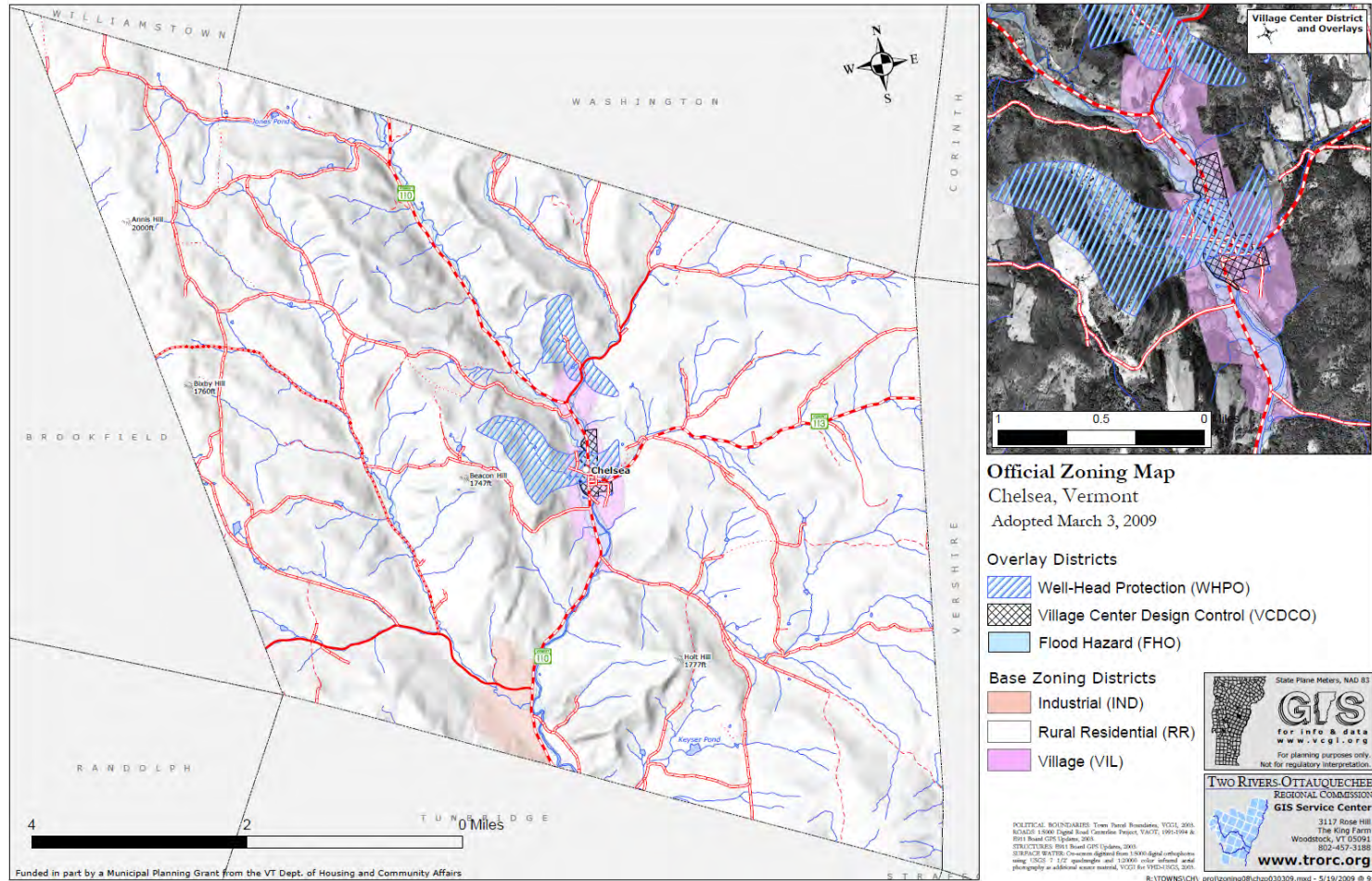
Chelsea Village Center

Revitalization Efforts

- Designated a village center since 04/2005
- Updated Town Plan in 2015 with a focus on village revitalization
- Repaired footbridge connecting village to cemetery in 2010
- Installed ice rink in the village in 2010
- Renovated and weatherized the Chelsea Town Hall in 2011
- VTrans replaced two bridges in the village in 2017
- Participated in a Vermont Council of Rural Development mini-visit in 2018 with a focus on the general store

Chelsea Village Center

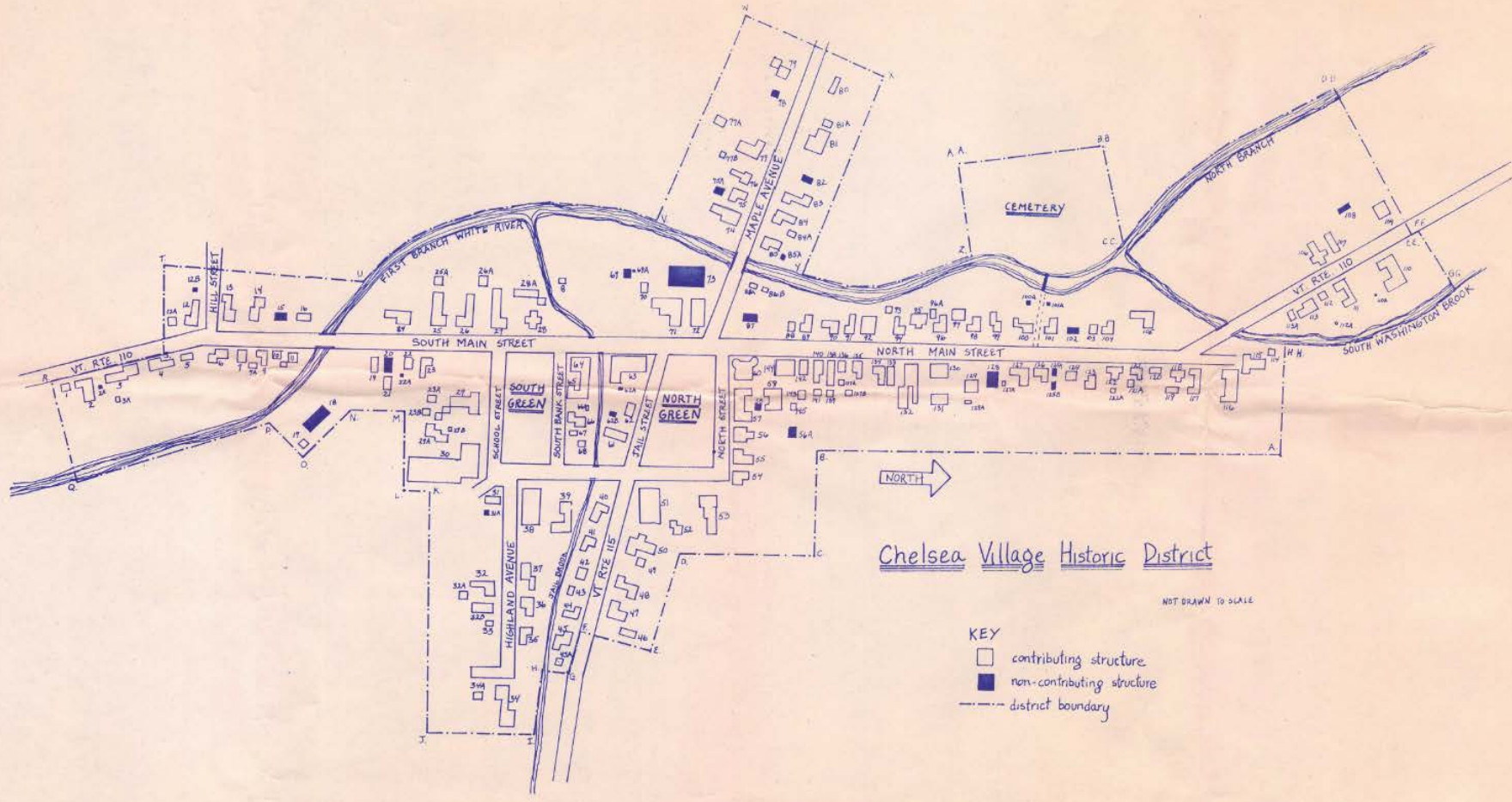
Zoning Bylaws and District Map



The designated boundary is located within the village zoning district and flood hazard zoning district.

Chelsea Village Center

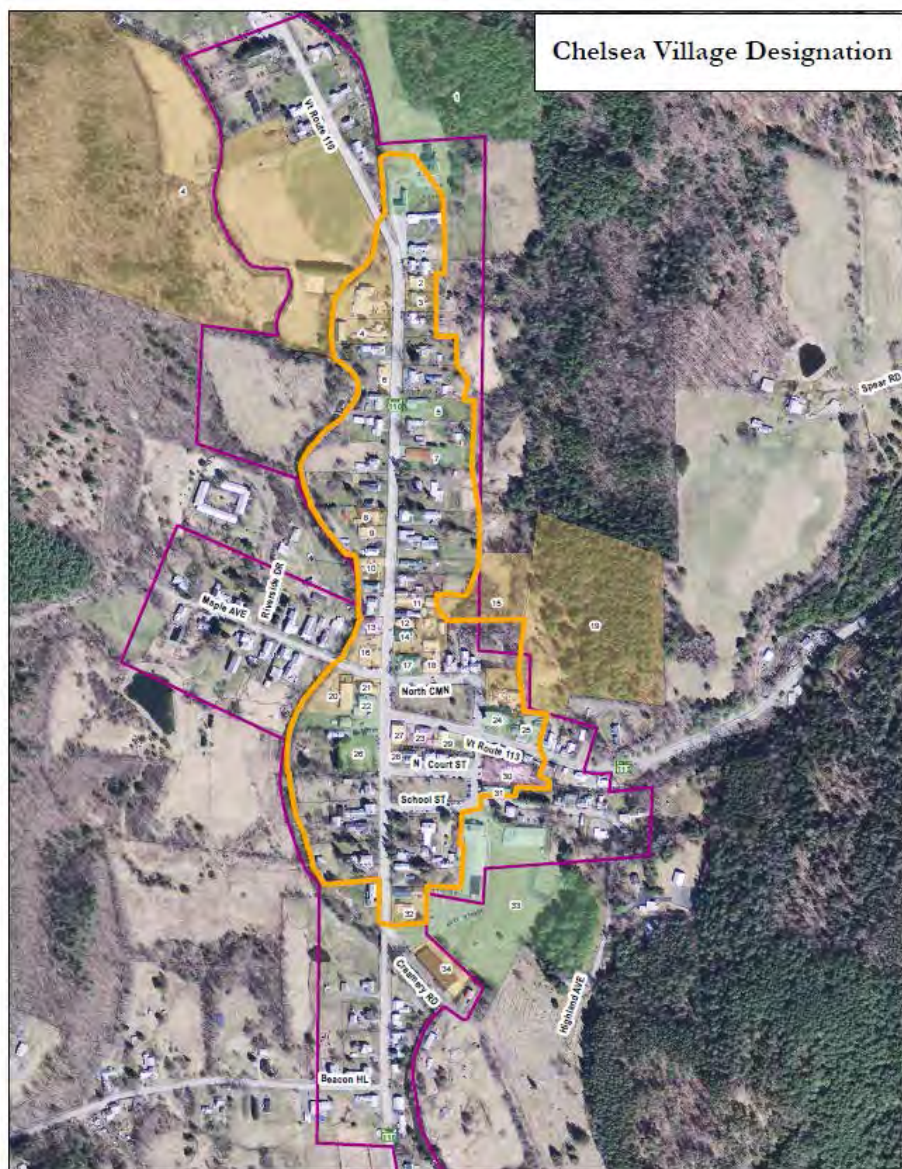
Historic District Map



The designated boundary is in the National Register Historic District.

Chelsea Village Center

Boundary Map



No boundary changes proposed. The boundary runs along Route 110 and 113 and includes the town offices, library, post office, 2 village greens, United Church of Chelsea, Orange County Courthouse, Chelsea Public School, historical society, fire department, general store, commercial businesses and multifamily and single family residences.

Chelsea, Vermont
May 2018

Designated on March 25, 2013 by the Vermont Downtown Board

Property Uses

- Village Designation Boundary
- National Historic District Boundary
- Commercial
- Mixed-Use
- Public/ Civic
- Multi-Family
- Residential



0 350 700 Feet

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Orange County Special Investigations Unit/ Childrens Advocacy Center 2. Sairline 3. MK Richardson Agency 4. Brookhaven School for Boys 5. Chelsea Historical Society 6. Gas Station/ Restaurant 7. Chelsea Volunteer Fire Dept. 8. Chair Maker 9. Chelsea Mills 10. Riverbend Home 11. Fern Samples and Feed 12. Chelsea Bank Building 13. Chelsea Town Administrator/ Insurance 14. Chelsea Post Office 15. Boardway & Gilley Funeral Home 16. WRC Automotive 17. Chelsea Town Office/ Public Library | <ul style="list-style-type: none"> 18. Retail Sales 19. North Common Constaling 20. Wagonwheel 21. Will's Store 22. New Creation Fellowship 23. Mixed Use 24. United Church of Chelsea 25. Orange County Sheriff 26. OldTown Garage/ Storage 27. Mascoma Savings Bank/ Mixed Commerces 28. Mixed Commercial 29. Multi Unit Apartment 30. Mixed Use 31. Orange County Courthouse 32. Veterinarian 33. Chelsea Public School 34. Storage (Former Creamery) |
|---|---|

Chelsea Village Center

Discussion/Questions and Motion



Staff Recommendation

Approve application and renew designation

May 21, 2018

Richard Amore
Vermont Designated Village Center Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

RE: Chelsea Village Designation Renewal Application

Dear Richard,

Chelsea's village designation was first designated in April 2005. Goals, policies, and recommendations throughout Chelsea's most recent Town Plan continue to support the Village Designation Program. The town of Chelsea seeks to continue Village Center's enrollment in the Village Center Designation Program to ensure that the benefits continue to be available to businesses within the designated boundary.

Chelsea Village Revitalization Activities

- In 2010 the town made repairs to the foot bridge connecting the village to the cemetery
- The town installed a Justin Morgan Burial Site sign in the center of the village in 2010
- Ice Rink was installed next to the basketball court in 2010
- Major weatherization work was done to Chelsea Town Hall in 2011
- Chelsea Old Home Day Celebration in 2012
- In 2015 the town updated the Town Plan to incorporate the importance of maintaining village designation as well as lay out the benefits that the designation provides.
- In 2017 Bridge #9 and #11 were replaced by Vtrans at the North and South entrances of the village designation boundary.

Primary Contact for Chelsea Village Center

Maggie Kerrin
Town Administrator
Town of Chelsea
PO Box 266
Chelsea, VT 05038

William B. Emmons, III, Chair ~ Peter G. Gregory, AICP, Executive Director
128 King Farm Rd. Woodstock, VT 05091 ~ 802-457-3188 ~ trorc.org

Documents Enclosed

On behalf of the Town of Chelsea, please find the following renewal application materials for the Village Designation renewal:

- Minutes from the May 15th Selectboard Meeting.
- Letter from TRORC confirming planning process and approved plan
- Village Center Designation Boundary Map
- Approved Municipal Plan map that depicts the boundary of the designated area
- Zoning District Map with Zoning bylaw Excerpt
- Photos of Buildings within Chelsea Village
<https://www.dropbox.com/sh/hjf1j4vfrxg8c8u/AAAeuk9MRh-MPMsDshvqulyYa?dl=0>

Confirmed Planning Process

The Chelsea Town Plan was adopted November 16, 2015. The Two Rivers-Ottawaquechee Regional Commission Board held a public hearing on January 20, 2016 and voted to approve the Chelsea Town Plan.

Boundary Justification

There are no proposed changes to the boundary, please see the enclosed boundary map.

Municipal Plan Integration

The Plan's focus on the Village Centers as economic drivers, while maintaining historic size and scale is directly aligned with the Village Center Designation Program. By encouraging economic development within the cohesive core of the Village, the community is furthering the goals of 24 V.S.A. **§2709 (b)**.

The residents of Chelsea recognize the economic importance of their Village Center; therefore, in order to continue access to these benefits for the commercial landowners and the village, it is the intention of the Town to continue to participate in the Village Designation program.

The current Chelsea Town Plan recognizes the need for economic development and the need to support the existing and potential businesses in Chelsea's Village Center. The Plan sees the Village as vital in the economic equation. The Plan references the importance of preserving historic settlement patterns while recognizing the need to allow commerce:

- To protect the historic features of Chelsea, to allow the growth of the Town in a manner that will continue the rural and village environment. (Chapter 1: Goals of the plan, General Goals, pg. 2)
- Chelsea has a picturesque, compactly settled village that hosts the Orange County Courthouse. The village of Chelsea provides an efficient place to

conduct business and support social and community facilities and services, (Chapter 1: Goals of the plan, Defining Rural Character, pg. 4)

- Village Center Chelsea will choose to maintain its village center as the primary location for public facilities, including schools and town offices. Likewise, it will continue to encourage existing businesses to locate in the center. New business will not be discouraged from developing within this area, but should be aware that new developments may be subject to additional requirements to mitigate against potential flood hazard impacts if they are within or adjacent to the Flood Hazard Area. Because Chelsea's Village Center Area is essentially the heart of the community and a civic center, its health and vitality is important. (Chapter 3: Economy: Land Use and Economic Development page 15)
- 2. To strengthen and maintain the town's agricultural, forest and recreational economies and to ensure continuance of small town village and rural character. (Chapter 3: Economy: Goals, page 16)

Existing retail establishments should continue to be located in the Village district area to minimize sprawl and loss of rural character. Because the Village District is served by an off-site public sewer system with a secondary sewage treatment, higher density (lots as small as ½ acre in size) and intensity of uses is appropriate, providing that they are of the same character as existing development. (Chapter 11: Land Use Plan: Future Land Use, page 70)

Entranceways, the sequence of views as one arrives into, or departs from, Chelsea's village areas are critically important to the visual quality of the Town. Entranceways are where first impressions about a place are formed and are often the visual character non-residents associate with the Town. The views of Chelsea's village directly impact the experience of those places. Views to the wooded hillsides and natural skyline add to the historic character of Chelsea's village. (Chapter 11: Land Use Plan: Future Land Use, page 70)

- The Village has a system of sidewalks that does not cover the entire village area, but provides excellent, safe mobility options where they exist. The Town recognizes that there are opportunities to improve and expand the existing system to provide a more extensive network of sidewalks that connect the larger pedestrian traffic generators. . When improvements to Route 110 are made within the Village, pedestrian access and connectivity should be considered. (Chapter 12: Transportation: Bicycles & Pedestrians , page 79)

Below are excerpts from the Chelsea Town Plan that explain how the designation furthers the goals of the Municipal Plan while supporting Vermont's traditional settlement patterns:

- Chelsea will continue to encourage the health of its village through sensible planning and support of any initiatives that encourage economic development. To this end, Chelsea's village is part of Vermont's Downtown Program, having had the village identified as a "Designated Village Center". The Vermont Downtown Program is a state-run program that seeks to provide commercial developers with state income tax credits for the purposes of substantially rehabilitating historic structures or implementing code improvements. The

program offers some benefit to the Town in that there are several state grant programs that provide additional “points” when grant applications are considered if the community has a Designated Village Center. (Chapter 3: Economy: Land Use and Economic Development page 15)

- It is the policy of the Town that primary retail development should be located in designated Village Center areas, (Chapter 3: Economy: Policies, page 16)
- The Town should take advantage of its status as a Designated Village Center by reaching out to commercial developers who can earn state incentive tax credits by substantially rehabilitating historic structures or implementing code improvements. (Chapter 3: Economy: Recommendations, page 17)

If you have questions or need further information, please contact me.

Sincerely,



Christopher Damiani

Planner

Selectboard Meeting Minutes

May 15, 2018

Selectboard Members Present: Susan Elder (Vice Chair), Kent Gilman, Cynthia Masterman

Other Town Officials Present: Maggie Kerrin (Town Administrator), Karen Lathrop (Town Clerk)

Others Present: None

Susan Elder called the meeting to order at 6:50PM.

Changes to the Agenda

Add: May 8, 2018 Selectboard Special Meeting Minutes
Accura Printing Agreement
Bank Signer
Vermont 110 Quick Stop Inc. Liquor License
Efficiency Vermont Incentive Agreement

Public Comments:

There were no public comments and no conflict of interest disclosures.

Approve May 1, 2018 Selectboard Meeting Minutes, May 4, 2018 Special Selectboard Meeting Minutes, and May 8 Selectboard Special Meeting Minutes

Cynthia Masterman moved to approve the Selectboard Meeting minutes for May 1, 2018, May 4, 2018, and May 8, 2018 as presented. Kent Gilman seconded the motion. All were in favor, so moved.

Vermont 110 Quick Stop, Inc. Liquor License

The Board reviewed and approved the Vermont 110 Quick Stop LLC Liquor licenses as presented.

Kent Gilman moved to accept the liquor license for Vermont Route 110 Quick Stop, LLC.

Cynthia Masterman seconded the motion. All were in favor, so moved.

Transfer Station

The Town Administrator advised the Board of the email received from Cathleen Gent (Chittenden Solid Waste Management District) outlining the requirement for accepting Leaf and Yard Waste at the Transfer Station. She also advised that the High Meadows Fund ends as of June 30, 2018. The Town will begin receiving/paying invoices after that date for food scrap removal. The Town Administrator also told the Board that Charles Johnston (DuBois and King) will be checking with Kasey Kathan (Solid Waste Management Program/VT Department of Environmental Conservation) to determine if testing for PFAS needs to be done at the landfill in Chelsea during the DuBois and King annual landfill inspection.

Highway Department

The Town Administrator informed the Board of the need to assign a Board member as a FEMA representative with the ability to be input into and access the FEMA portal for business related to the July 2017 storm damage. The Town Administrator informed the Board that the Municipal Grants in Aid grant received last year has a construction deadline of June 30, 2018. This grant will cover work to be done on Brook Road. She also informed that Board that the Better Roads Grant received to cover a culvert inventory and road erosion is slated for Summer of 2018. She relayed to the Board that the Road Foreman informed that he recently order \$4000-\$4500 of chloride for the roads. Kent Gilman stated

Selectboard Meeting Minutes

that Round 2 of the Municipal Grants in Aid have been announced. The Town will address this opportunity at the next Selectboard meeting scheduled for June 5, 2018.

Cynthia Masterman moved to have Kent Gilman assigned to FEMA for the July 2017 storm damages. Susan Elder seconded the motion. All were in favor, so moved.

Water/Wastewater

The Town Administrator shared some NEMRC water billing documentation showing 0 consumption billing information. The Board acknowledged that some meters are turned off and that some meters are not working. The Board revisited past discussion about updating the meters. The Town Administrator will ask the Town Treasurer how much money is in the meter replacement fund.

Cynthia Masterman moved to void Sarah McCullough's water bill for first quarter of 2018 and waive the \$75.00 shut off fee. Kent Gilman seconded the motion. All were in favor, so moved.

FEMA Buyout Award Update

The Town Administrator informed the Board that the FEMA Buyout project has finally been awarded; the Town is now awaiting an official agreement letter. She informed the Board that they will need to assign someone to oversee the FEMA Buyout projects.

Kent Gilman moved to assign Cynthia Masterman as a Selectboard Representative to oversee the FEMA Buyout/Elevation projects. Susan Elder seconded the motion. All were in favor, so moved.

Chelsea Village Designation Renewal

The Board reviewed and approved the Chelsea Village Designation Renewal Packet as received by Christopher Damiani (Two Rivers-Ottawaquechee Regional Commission).

Kent Gilman moved to approve the renewal application packet for Chelsea's Village Designation Renewal. Susan Elder seconded the motion. All were in favor, so moved.

Accura Printing Agreement

The Board reviewed a proposed agreement letter from Accura Printing to print the Town's Annual Reports for the same cost for the next two years (assuming all specs stay, within reason, the same).

Cynthia Masterman moved to accept the offer from Accura Printing to print the Town Annual Reports at \$2.98 per book for the next two years. Kent Gilman seconded the motion. All were in favor, so moved.

Efficiency Vermont Incentive Agreement

The Board reviewed an Efficiency Vermont Incentive Agreement to cover the estimated costs of efficiency improvements resulting from the replacement of LED lighting for Town streetlights.

Kent Gilman moved to approve the Efficiency Vermont Incentive Agreement Project #6012-DO69 for replacement of streetlights by Green Mountain Power. Cynthia Masterman seconded the motion. All were in favor, so moved.

Executive Session - Legal

Kent Gilman moved to find that premature general public knowledge regarding pending litigation, other legal matters, and the disclosure of confidential attorney-client communications between the Selectboard and the Town's Attorney would clearly place the Town at a substantial disadvantage.

Cynthia Masterman seconded the motion. All were in favor, so moved. The Town Administrator was invited to stay.

Kent Gilman moved to enter into executive session at 8:15PM after making a specific finding that

Selectboard Meeting Minutes

premature general public knowledge regarding pending litigation. Cynthia Masterman seconded the motion. All were in favor, so moved.

Cynthia Masterman moved to exit executive session at 8:38PM. Kent Gilman seconded the motion. All were in favor, so moved.

Cynthia Masterman moved to have Susan Elder sign the agreement between Tom Haluch and the Town of Chelsea after corrections and revisions have been made to Section 3. Kent Gilman seconded the motion. All were in favor, so moved.

Town Administrator Report

The Town Administrator requested to be removed as signer from all bank accounts. She informed them that she had reached out to VLCT and hoped to place an ad for the open position at the Chelsea Water/Wastewater Department. She shared a request from Mark Blount regarding a request to put up a 50x70' tent for graduation. The Town Administrator requested a motion be made regarding the refusal of the State Historic Preservation Grant so that she could inform the state. She stated that Will Veve had contacted her regarding the solar project proposal for the landfill. The Board determined they would be doing more research before making a final determination regarding a solar project. She gave them an update on unlicensed dogs to date; only 5 remain unlicensed. The Town Clerk will give a final updated list to Greg Kotyk after May 30th for enforcement action per the Town of Chelsea Ordinance Regulating Dogs and Wolf Hybrids. She also shared the Town Library's request to have fees waived for a rental agreement to host a Library Benefit Concert on August 25, 2018.

Cynthia Masterman moved to have Maggie Kerrin removed from all accounts at Mascoma Bank. Kent Gilman seconded the motion. All were in favor, so moved.

Kent Gilman moved to give permission to Mark Blount to put up the tent on the South Common on June 7th, to have it in place for graduation on June 8th graduation, and to remove it on June 9th. Cynthia Masterman seconded the motion. All were in favor, so moved

Susan Elder moved to turn down the Historic Preservation Grant for the Town Hall work due to stringent state oversight. Kent Gilman seconded the motion. All were in favor, so moved.

Cynthia Masterman moved to waive rental agreement fees for the Town Hall for the Library Benefit Tour happening on August 25, 2018. Kent Gilman seconded the motion. All were in favor, so moved.

Approve Order

The Board reviewed and approved the orders.

Susan Elder moved to sign the orders. Kent Gilman seconded the motion. All were in favor, so moved.

Adjourn

Cynthia Masterman moved to adjourn at 9:12PM. Susan Elder seconded the motion. All were in favor, so moved.

March 26, 2018

Richard Amore
Vermont Designated Village Center Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

RE: Chelsea's Confirmed Planning Process

Dear Richard:

On behalf of the Two Rivers-Ottauquechee Regional Commission (TRORC), I would like to acknowledge that the Town of Chelsea has an officially confirmed planning process as stipulated under 24 V.S.A § 4350. Their Town Plan was approved by the TRORC Board of Directors on January 20, 2016. If you require further information about their last review, please contact me at 802-457-3188.

Sincerely,

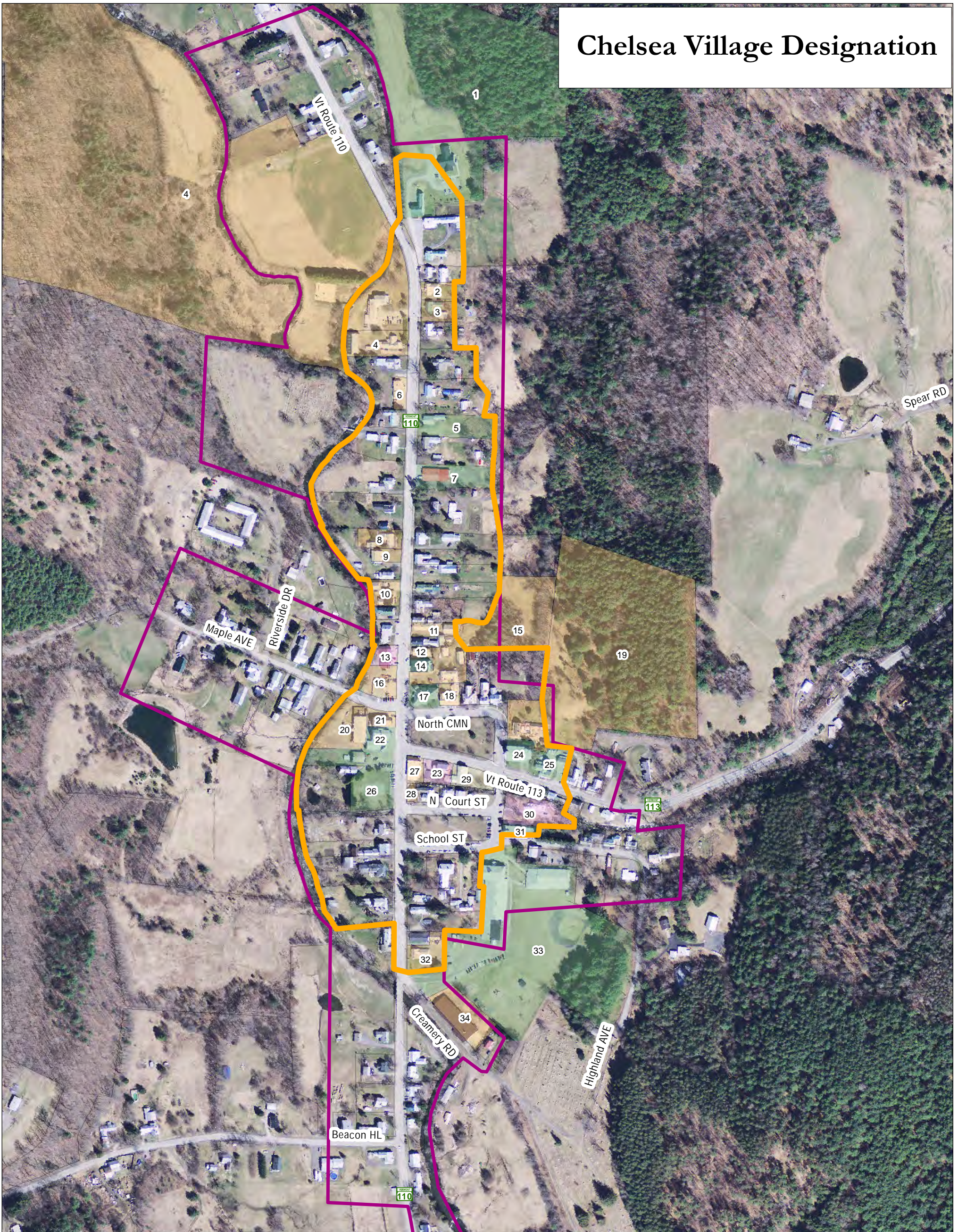


Christopher Damiani
Planner

William B. Emmons, III, Chair ~ Peter G. Gregory, AICP, Executive Director
128 King Farm Rd. Woodstock, VT 05091 ~ 802-457-3188 ~ trorc.org

Barnard ~ Bethel ~ Bradford ~ Braintree ~ Bridgewater ~ Brookfield ~ Chelsea ~ Corinth ~ Fairlee ~ Granville ~ Hancock ~ Hartford
Hartland ~ Newbury ~ Norwich ~ Pittsfield ~ Plymouth ~ Pomfret ~ Randolph ~ Rochester ~ Royalton ~ Sharon ~ Stockbridge ~ Strafford
Thetford ~ Topsham ~ Tunbridge ~ Vershire ~ West Fairlee ~ Woodstock

Chelsea Village Designation



Chelsea, Vermont

May 2018

Designated on March 25, 2013 by the Vermont Downtown Board

Property Uses

- Commercial
- Mixed-Use
- Public/ Civic
- Multi-Family
- Residential

- Village Designation Boundary
- National Historic District Boundary



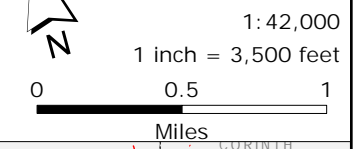
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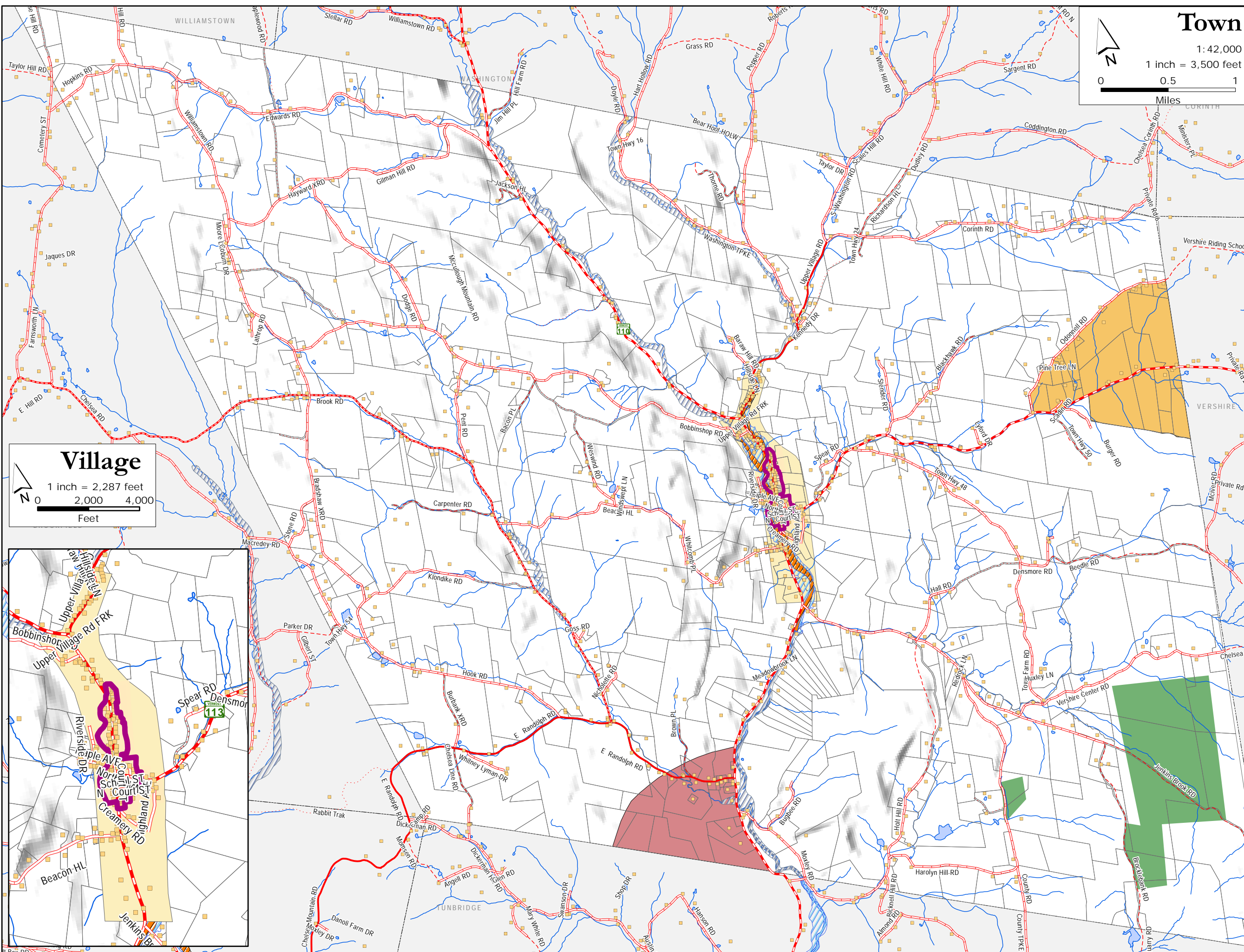
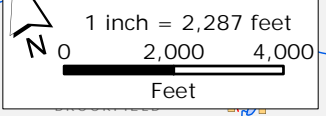
Future Land Use Town Plan Chelsea, Vermont Map 1 of 7

Adopted: 11/16/15

Town



Village



- LAND USE AREAS**
- INDUSTRIAL
 - MIXED-USE
 - VILLAGE
 - RURAL RESIDENTIAL
- DESIGNATED VILLAGE**
- DESIGNATED VILLAGE
- Other Features**
- Public Land
 - Floodplain
 - Floodplain (with elevation data)
 - Floodway

Funded in part by a Municipal Planning Grant from the VT Dept. of Housing and Community Affairs

- parcel lines
- water
- e911 address
- VT route/TH cls 1
- TH cls 2
- TH cls 2 gravel
- TH cls 3
- TH cls 3 gravel
- TH cls 4
- trail
- private
- US route
- US interstate
- VT forest hwy

Chelsea Corresponding Zoning bylaws language

3.1 Establishment of Zoning Districts

For the purpose of these Bylaws, the following Land Use Districts are hereby established within the Town.

- Village (VIL)
- Industrial (IND)
- Rural Residential (RR)

3.2 Establishment of Overlay Districts

For the purpose of these Bylaws, the following Overlay Districts are hereby established within the Town

- Village Center Design Control (VCDCO)
- Flood Hazard (FHO)
- Source Protection (SPO)

3.5.3 Village District (VIL)

3.5.3.1 District Purpose

This district is intended to act as a center of high-density development that includes mixture of housing types, commercial uses, services, small industry, and community facilities and services. Principle retail establishments should be located in the Village district area to minimize sprawl and loss of rural character. Because the Village District is served by an off-site public sewer system with a secondary sewage treatment, higher density and intensity of uses is appropriate, providing that they are of the same character as existing development.

3.5.3.2 Permitted Uses within the Village District

The following uses may be permitted upon issuance of a Zoning Permit by the Zoning Administrator.

1. Accessory Building or Use
2. One and Two Family Dwellings
3. Home Occupations (see section 4.3)
4. Permanent Signs (see section 4.6)
5. Seasonal Camps (see section 6 - Definitions)

Conditional Uses within the Village District

The following uses are permitted upon granting Conditional Use Approval by the DRB and the issuance of a Zoning Permit by the Zoning Administrator.

1. Multi-Family Housing

2. Community Service
3. Village Municipal
4. Town Municipal
5. Commercial
6. Roadside Commercial
7. Home Industry (see section 4.4)
8. Individual Service
9. Commercial Group Service
10. Light Industrial
11. Day Care Facility (see section 4.9)
12. Extraction of Sand, Gravel, Soil and Rock (see section 4.7)
13. Telecommunications Towers (see section 4.13)
14. Other uses determined by the DRB to be in conformance with the Town Plan and similar to those above and in keeping with the setting in this district.

3.5.3.4 Land, Area and Structural Requirements within the Village District

1. Lot Area Minimums: ½ acre for all principle uses connected to the municipal sewer system. 1 acre for all principle uses not connected to the sewer system.
2. Lot Frontage minimum: 100 feet
3. Front Setback minimum: 35 feet from road centerline (this figure is based on measurement using an orthophoto)
4. Side and Rear Setback Minimum: 20 feet

3.5.6 Village Center Design Control Overlay District (VCDCO)

The natural beauty and visual character of the Village Center Design Control Overlay District are important assets and contribute substantially to the economic welfare of the community. The Historic Area reflects Chelsea’s historical, social, cultural and economic history. These values are worthy of conservation and preservation. To ensure that these characteristics are maintained or promoted, it is in the public interest that buildings and other improvements are properly related to their sites and surrounding sites and structures; and that proper attention be given to the exterior appearance of structures and other improvements so as to promote a means in which property values can be improved or stabilized and to protect and foster the economic, cultural and social well being of the community.

Underlying Zones

Be aware that all development within an overlay district is subject to regulations that apply to the underlying zone.

For example: If you are developing within the Village Center Design Control Overlay District, you must also comply with all requirements of the Village District (Section 3.5.3) as well.

3.5.6.1 Overlay District Requirements

All applicable standards of the underlying district shall apply.

In addition to those regulations, unless exempted below, all development within the

Village Center Design Control Overlay District is to be considered a conditional use, and therefore requires DRB review in order to obtain a permit.

Except as hereinafter provided, no person shall do or cause to be done any of the following acts to any structure located within the Village Center Design Control Overlay District without a permit:

1. construction of a building or structure;
2. relocation of a building or structure;
3. addition to or alteration of the exterior of a building which increases or decreases the square footage of the building, whether enclosed or not;
4. alteration of the exterior wall of a building by tearing down or removing any portion thereof, or, by filling in, sealing, boarding up, closing or enclosing any portion of an existing window, door space, porch, or breezeway thereon;
5. alteration of the roof line, excluding chimneys;
6. addition or removal of materials to or from the exterior of a building where materials so added or exposed are of a kind or type different from those existing;
7. addition or alteration of exterior structures such as permanent awnings, canopies, and gazebos; and
8. construction of or alteration of fences or walls adjacent to or fronting on Routes 110 and 113 and side roads.
9. Demolition of structures that are on the National Historic Register.

3.5.6.2 Exemptions within the Village Center Design Control Overly District

The following actions are exempt from this Article and may be permitted without DRB approval, subject to compliance with all other regulations of this bylaw including those of the underlying district.

1. a change of use or type of occupancy which does not cause any of the acts identified above; and
2. routine or emergency maintenance or repairs which use the same or substantially similar materials and do not alter the exterior of the structure or building.

3.5.6.3 Special Provisions within the Village Center Design Control Overlay District

Demolition or removal of a historic building or structure shall require a conditional use permit pending review by the Development Review Board. In the event the Development Review Board determines upon testimony offered that there may be a valid reason for preservation, the Board may impose a waiting period of no more than sixty (60) days. The purpose of this provision is to afford a person or organization the opportunity to acquire or to arrange for the preservation of such a building.

Notwithstanding the above, any building with substantial structural instability as a result

of fire or natural disaster, not a condition caused or suffered by the owner shall be exempt from the provisions of this section.

3.5.6.4 Village Center Design Control Overlay District Review Limitations

In administering these provisions, the Development Review Board shall focus their attention upon the compatibility of a proposed change, the location, anticipated use of the structure and other relevant factors, in light of the criteria below. It is not intended to insist that new construction or alterations should copy either existing architectural styles or existing decorative details.

The Development Review Board shall not be overly restrictive in their judgment of plans for construction or alterations of structures of little historic or design value or of structures not highly visible from a public street or area, except where such construction or alteration would seriously impair the historic or architectural value of the surrounding buildings, structures or area.

3.5.6.5 Criteria for Approval

Before granting Village Historic Area Approval, the Development Review Board shall find that any act specified in Section 3.5.6.1 conforms substantially to the following criteria:

1. Height: the height of buildings or structures shall be considered in relation to the average height of existing adjacent buildings, and the building being constructed or altered.
2. Setback: New buildings or alterations shall maintain the prevailing setback existing in the immediate area.
3. Proportion: the relationship between the width and height of the front elevations or adjacent buildings shall be considered in the construction or alteration of a building or structures; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building
4. Roof shape, pitch and direction: the similarity or compatibility of the shape, pitch and direction of roofs in the immediate area shall be considered in the construction or alteration of a building or structure.
5. Pattern: alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.
6. Materials and texture: the similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings or structures in the immediate area shall be considered in the construction or alteration of a building or structure. A building or structure shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.
7. Architectural Features: architectural features, including but not limited to cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the

immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings and alterations.

8. Location of buildings: the setback of buildings or structures from the street, spacing between buildings, and alignment of buildings shall be considered in relation to the prevailing development in the area.

3.5.8 Well-Head Protection Overlay District (WHPO)

Chelsea's village is served by a public water system which is comprised of multiple wells. Due to the relatively high risk of permanent groundwater contamination, the following uses or activities are prohibited within the Well-Head Protection Areas as designated on the official zoning map.

All applicable standards of the underlying district shall apply.

Prohibited Uses within the Well-Head Protection Overlay District

1. Commercial salvage yards or junkyards;
2. Manufacture, use, or storage of toxic materials exceeding 50 gallons or 250 pounds of dry weight;
3. Uncontained storage of animal manure;
4. Landfills or waste transfer stations; and
5. Light industrial uses that discharge process waste on-site.

Special Provisions within the Well-Head Protection Overlay District

Commercial storage of liquid petroleum products is prohibited unless the Development Review Board determines that all appropriate precautions have been taken to eliminate the possibility of contamination of the groundwater or the public water supply.

No land development that involves or typically requires the installation, maintenance, or operation of a subsurface sewer disposal system shall be permitted unless the Development Review Board first determines that such a facility will not adversely affect groundwater quality or contaminate public water supplies.

Plans for the construction of roads or related improvements shall be reviewed by the Development Review Board prior to development of such facilities. Approval by the Board shall be granted on finding that the proposed project will not result in undue soil erosion or water pollution. The Board may attach conditions to its approval.

To the above ends, the Development Review Board may require the applicant to engage, at their expense, a licensed sanitation engineer to review their plan and present their written opinion regarding the effect it may have, if any, as a potential contaminator of the source.

Prior to rendering a decision for any land development with the Well-Head Protection Area, the Zoning Administrator or Development Review Board shall provide notice to the Chief Operator of the Chelsea Water System. The Chief Operator shall coordinate its review of any proposed development with the Selectboard and Development Review Board.

4.1.1 VCDCD Non-Residential Parking Exemption

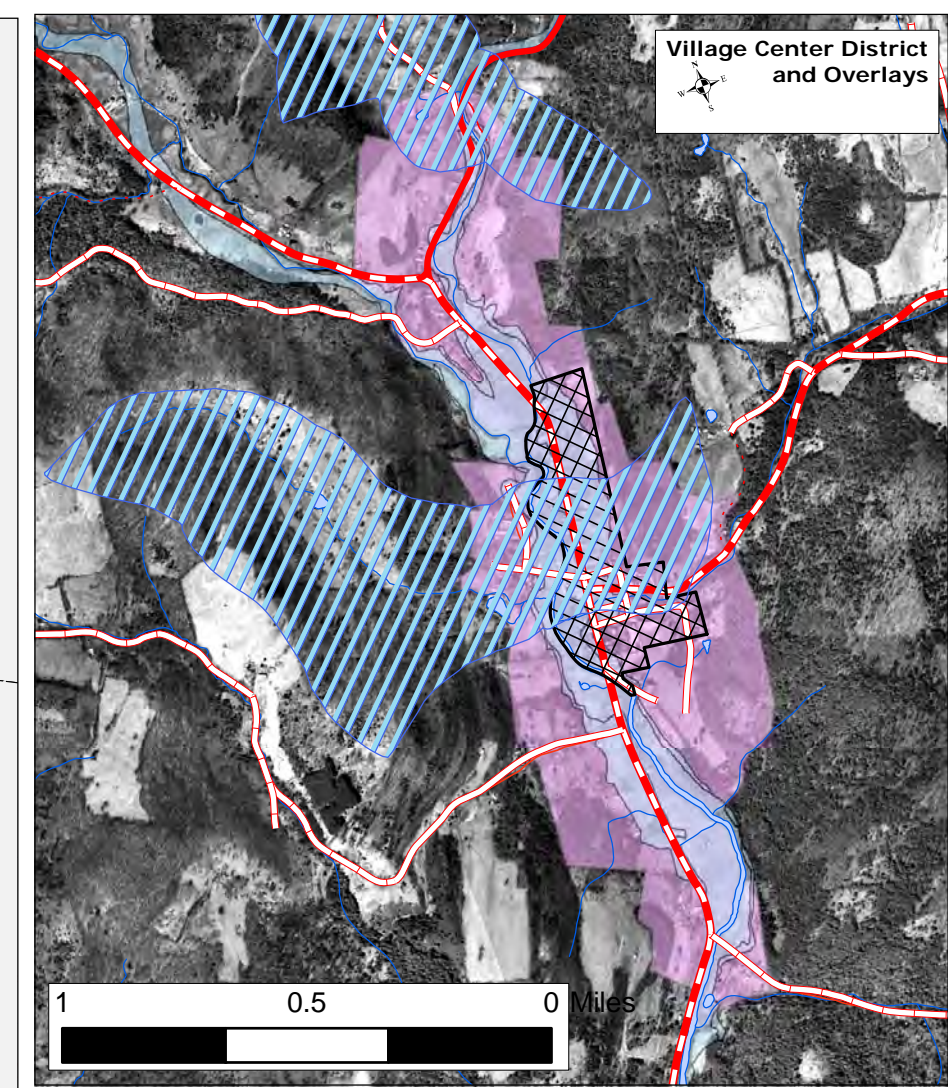
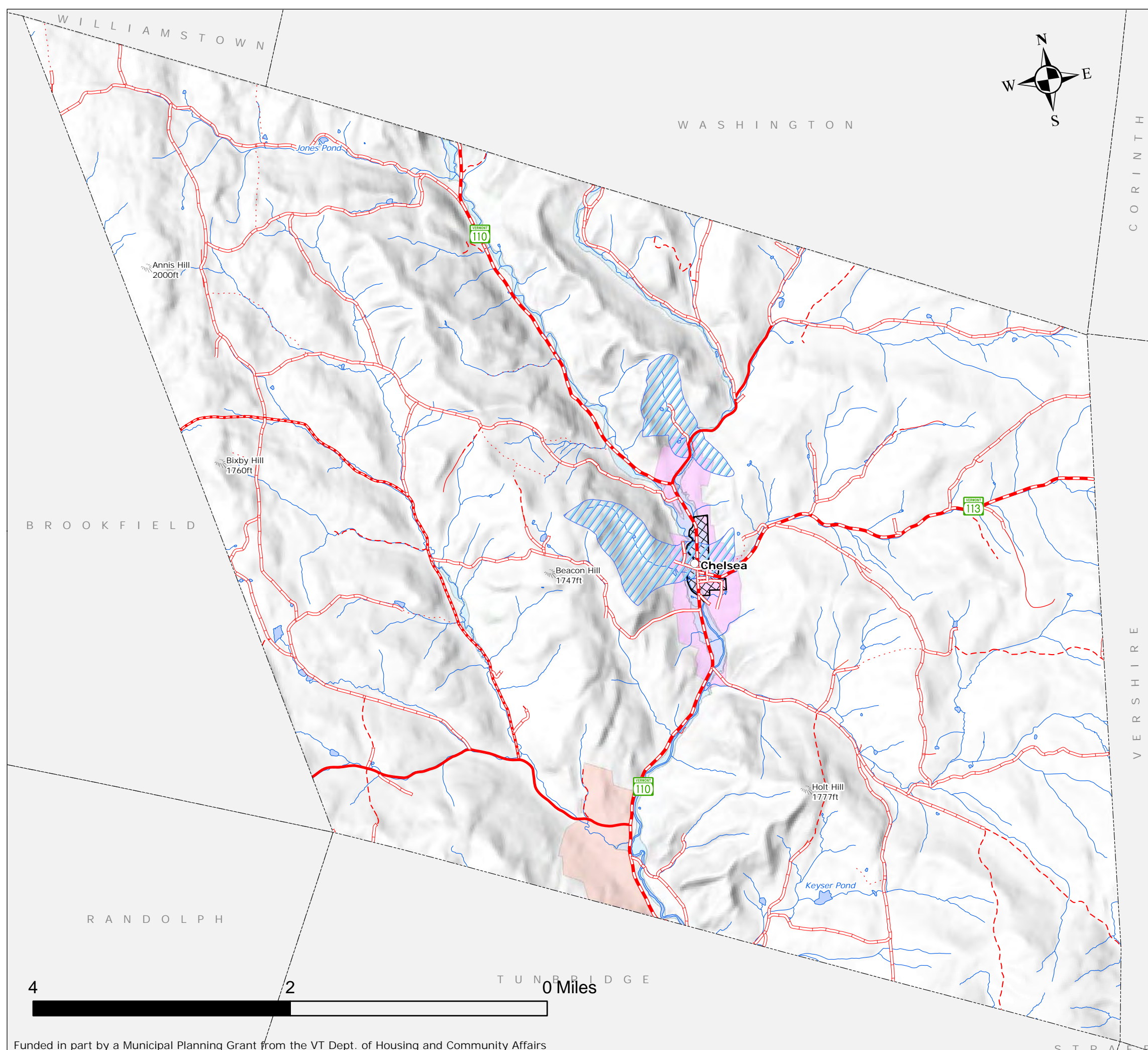
The parking requirements outlined in 4.1 make it difficult for new businesses to locate in the Village Center. In an effort to implement policies of the Town Plan that encourage such development in the Village Center, the following exemption applies in the Village Center Design Control District:

- All non-residential development within the boundaries of the Village Center Design Control District is exempt from the standards in section 4.1.







4.10 Outdoor Furnaces

Given the potential for air pollution and noxious fumes from outdoor furnaces, the following standards must be met in order to receive a permit from the Zoning Administrator:

Village – Within the village district, furnace smokestack must be equal in height to the chimneys of surrounding buildings. The extended smokestack must be properly fastened so as not to pose a potential hazard due to collapse. All outdoor furnaces within the village must have spark arrestors.



Official Zoning Map
Chelsea, Vermont
 Adopted March 3, 2009

- Overlay Districts**
-  Well-Head Protection (WHPO)
 -  Village Center Design Control (VCDCO)
 -  Flood Hazard (FHO)
- Base Zoning Districts**
-  Industrial (IND)
 -  Rural Residential (RR)
 -  Village (VIL)

State Plane Meters, NAD 83



for info & data
www.vcgi.org

For planning purposes only.
 Not for regulatory interpretation.

TWO RIVERS-OTTAUQUECHEE
 REGIONAL COMMISSION



GIS Service Center

3117 Rose Hill
 The King Farm
 Woodstock, VT 05091
 802-457-3188
www.trorc.org

POLITICAL BOUNDARIES: Town Parcel Boundaries, VCGI, 2003.
 ROADS: 1:5000 Digital Road Centerline Project, VAOT, 1991-1994 & E911 Board GPS Updates, 2003.
 STRUCTURES: E911 Board GPS Updates, 2003.
 SURFACE WATER: On-screen digitized from 1:50000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2003.

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Chelsea Village Historic District comprises a primarily nineteenth century village-scape of 144, 1½ and 2½ story, gabled and hipped roofed, woodframe and brick, residential, commercial and public structures, oriented linearly along a river valley. The District centers around 2 rectangular greens and is surrounded by an environment of rolling hills. Dates of contributing structures range from the earliest years of the nineteenth century through the first 3 decades of this century. Sophisticated Federal style buildings and monumental public and commercial structures lining the greens, highlight the district, while more vernacular Classic Cottages predominate. Interspersed are outbuildings-barns and sheds-and a very small number of modern intrusions.

Chelsea, Vermont, the shire town of Orange County, is situated along the narrow, north-south White River Valley framed by pastoral hillsides of woodland and pasture. At the center of the village's basically linear plan are twin commons and an intersecting east west road that extends the village slightly up the sides of the nearby verdant hills.

The district's impressive nineteenth century village-scape is primarily residential in character, although some commercial, municipal and ecclesiastical structures, focused on the commons, provide the diversity of type typical of a rural New England county seat. The predominant house forms include 2 and 2½-story Georgian plan residences, both wood-frame and brick, and a large number of broadly proportioned, woodframed, Classic Cottages dating from the 1830 to 1840 period. Of these 2 types, the larger houses frequently display elaborate high style Federal detailing while the Cottages are often trimmed with Greek Revival elements.

The Greek Revival New England Church form is represented in the Orange County Courthouse (#38), bordering the South Common, and in the Congregational Church (#51) on the North Common. Anchoring the North Common is the later Romanesque Chelsea Town Hall and Library (#63). Of the commercial structures, the Federal Style is represented by the 2 parapeted stores (#71 and #72), the large gabled Ackerman's store (#58) and the Old Orange County Bank (#142). Two turn-of-this-century, flat-roofed, commercial blocks are also present: the George Washington Lodge (#144) and the well-preserved Proctor Bank (#63).

In total, structures from the first half of the nineteenth century predominate, with some featuring added turned and bracketed porches. There are a small number of buildings from the late nineteenth and early 20th centuries and an equally slight number of intruding modern structures. Often nineteenth and twentieth century outbuildings accompany the buildings and all are located amidst lawns and shade trees.

Descriptions of individual buildings in the District follows. (Numbers refer to the enclosed sketch map.

SEE CONTINUATION SHEETS

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Chelsea Village Historic District, centered around 2 Commons amidst a rolling agricultural environment, presents an unusually high concentration of well-preserved high style Federal and Greek Revival architecture as well as a few examples of later architectural periods through the early 20th century. It includes an entire spectrum of village buildings- residences, churches, public and commercial structures- most of which appear as they did when constructed. This unique and significant condition is due to the village's development. It peaked by the mid-1800s, when the town was located on important transportation routes and boomed as a county seat and regional center for the area's farms. After 1850, however, the railroad located elsewhere, and drew business away. Agriculture declined and large scale industry failed to arrive, thus leaving the village today a rather isolated, small, agricultural community with prosperous small manufacturers and craftspeople and an outstanding architectural legacy.

Chelsea, like most of Vermont, was quickly settled in the years following the Revolutionary War by persons from Southern New England. The town's first structure was erected in 1784, in or adjacent to the historic district, near the limits of the old burying ground. Initial settlement quickly followed on farms in the surrounding hillsides, and in what is now the district, however, village structures remaining from the pre-1800 period are few. By 1788 town government was established, and in that year the name was changed from Turnersburgh (after Bela Turner who first obtained the Town's charter) to Chelsea.

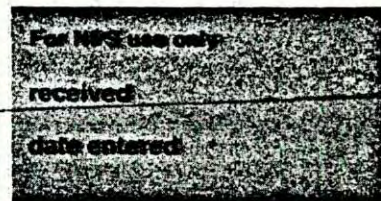
In 1795, Chelsea's size and location caused it to become the shire town of Orange County, a role it has held since then. This designation means that the County Courthouse is located in the village and regular court sessions are held there. The present courthouse (#38) is an imposing, 1847, Greek Revival structure formally located on one of the village's two commons. It replaced an earlier structure on the same site built in 1801 and before that a courtroom located in the former Union Block on Main Street.

Chelsea's role as a county seat also meant the establishment of a jail (#50) and various income-producing court-related services. One such service, the Orange County Hotel, was described in 1884 as "...the Hotel sustained by the patronage of the traveling public, together with the income derived from the long and crowded terms of court then held, being nothing more nor less than a rally from all parts of the country; twice a year, when judges, attorneys, sheriffs, jurors, parties, and witnesses came in a body to try and determine the various controversies in the county, and not only did they come but they stayed four solid weeks at a time, saw a session through, and went home happy!"¹

¹"Among the Early Chelseans, Anecdotes, Stories, Legends, etc. (Connected with the Early History of Chelsea)", J.A. Keyes, 1885.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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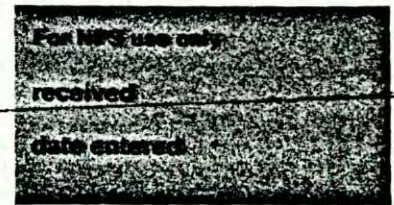
During the first decades of the nineteenth century, and especially during the 1830s, Chelsea became established not only as the county seat, but as a regional service center and an important, stopping-over point for pre-railroad, north-south traffic. The area's farmers relied on Chelsea's stores, banking facilities and professional offices. Manufacturing was present in the form of small milling operations. Grist, clothing, lumber, and fulling mills, to name a few, were included in the village. Although the small mills flourished throughout the nineteenth century- they did not develop into large-scale twentieth century industries and are all, except #95, the Chelsea Mills, a former gristmill, now nonexistent.

Nineteenth Century development in the village was focused linearly along the north-south running Main Street, and to a lesser extent, along the intersecting former, east-west road that once linked Chelsea to villages beyond its adjacent, rolling hills. Today this road (Rt. 113) continues to connect Chelsea with Vershire to the east, but terminates in the hills west of the village. At the intersection of the two roads evolved a large, green or common, the north part being donated by Captain Stephen Bohonon in 1794 for public parades, militia training, and a church and school, and the south section given by Reuben Hatch in 1802 for a county courthouse and jail. Open space and Jail Brook, between these two donations of land, remained undeveloped until c.1829. A deed written by Nathaniel and Benjamin Oak, and held by a group of citizens for 10 years prior to 1829, stated that the town had 10 years to purchase the land for use as a common and thus join the 2 donated pieces. If the town failed to do so, the owners could develop it as they chose. The town did not acquire the lot. Roads were constructed bisecting the large open space and houses built to create 2 distinct North and South Commons. These twin commons remain today and provide a unique village plan that is enhanced by an impressive surrounding array of early nineteenth century structures.

The 1830 to 1850 period was Chelsea's highpoint as a regional service center and accordingly the time when a majority of the district's buildings were constructed. An extraordinarily large number of high style Federal residences, #25, 26, 27, 29, 31, 53 and 56, all on or near the Commons, #77 and 81 on Maple Avenue and #96, 111, 113, 130 and 132, strung along North Main were built approximately between 1825 and 1835. These well-preserved 2 and 2½-story, 5 x 2, 3 or 4 bay, gable or hip roofed, woodframe and brick residences display a typical array of Federal trim: glazed and louvered fans, Palladian windows, sidelights with curvilinear tracery, attenuated pilasters and splayed lintels and constitute one of the state's largest and most impressive collections of the type and style. Outstanding among the group is the brick Shire Inn, #25, 1832, which includes a curving front stairway and granite, columned entrance, the hipped roof Jackson House, #26, c.1827 with its Asher Benjamin inspired doorway and elaborate window surrounds, the large-scale Fields, Forbes and Morss Houses, #27, 29, 81, c.1832, c.1830, c.1797, and the Brooks House, #135, c.1830, with its wood entrance as elaborate as any in stone.

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National Register of Historic Places
Inventory—Nomination Form



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At the same time the Federal style manses were built, and for a decade later, Chelsea's version of the Classic Cottage spread throughout the village to become the most numerous house type. Woodframed, 1½-story, broadly proportioned, gabled blocks, they are far more vernacular than the 2-story residences and any stylistic references are more often made to the Greek Revival style. Their consistent predominance unifies the district's far reaches.

Chelsea has several commercial buildings that generally date from the earlier decades of the nineteenth century and, like the Federal houses, are a relatively large group of well-preserved structures for any one town. The gabled Ackerman's Store, (#57) commenced operation in c.1798 and is one of the oldest, continuously operating stores in the state. Chelsea's twin parpeted stores, (#71 and #72) are rare examples of a type usually restricted to more urban environs. They provide a focal point for the west side of the North Common and act as an important identifying landmark for the village. Although #71 was rebuilt in 1927, its original, c.1818 mass is retained. #72, c.1818, on the other hand, is in pristine condition and boasts a late nineteenth century commercial interior. Further north on Main St., the Old Orange County Bank, #136, 1828, is one of a few remaining small, Vermont, Federal style banks.

Chelsea's public and ecclesiastical monuments are generally of later construction. They date from the 1840 to 1850 period and display high style Greek Revival characteristics. Besides the Courthouse, (#38), built in 1847, the Congregational Church, (#51) was almost entirely rebuilt in 1848. These building's traditional New England Church form and their positions on each of the Commons- surrounded by contemporaneous commercial buildings and residences- provide a village scape that typifies for all of the nation a beloved symbol of New England, one which is often envied and copied, but appears in Chelsea, as an actual, honest representation of the town's past.

Chelsea's high stylistic quality is due to its role from the first half of the nineteenth century as a county seat and its location on a transportation corridor. It was not isolated then. Persons were continuously visiting the town from areas of the state where the Federal style was already predominant, i.e. the Connecticut River Valley. Development also occurred relatively late, during the 1830s, when Vermont's transportation and communication systems were well-established and qualified carpenters and quality building materials were readily available.

The great number of early buildings remaining today and their well-preserved quality is due to conditions in Chelsea during the late nineteenth century and throughout the twentieth century. When the state's major railroad line went through Randolph in the late 1840s, traffic was drawn away to the new railroad centers and Chelsea found itself geographically isolated. Large-scale industry failed to develop because of this and the lack of good water power. The town's mainstay, agriculture, suffered, as did all the state's, as population numbers dwindled. The Great Depression took its toll. Any boom Chelsea had was over by 1860 and was never to be regained. Buildings were maintained, but not altered, except perhaps for the addition of a Victorian porch and new construction was an exception.

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National Park Service

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received
date entered

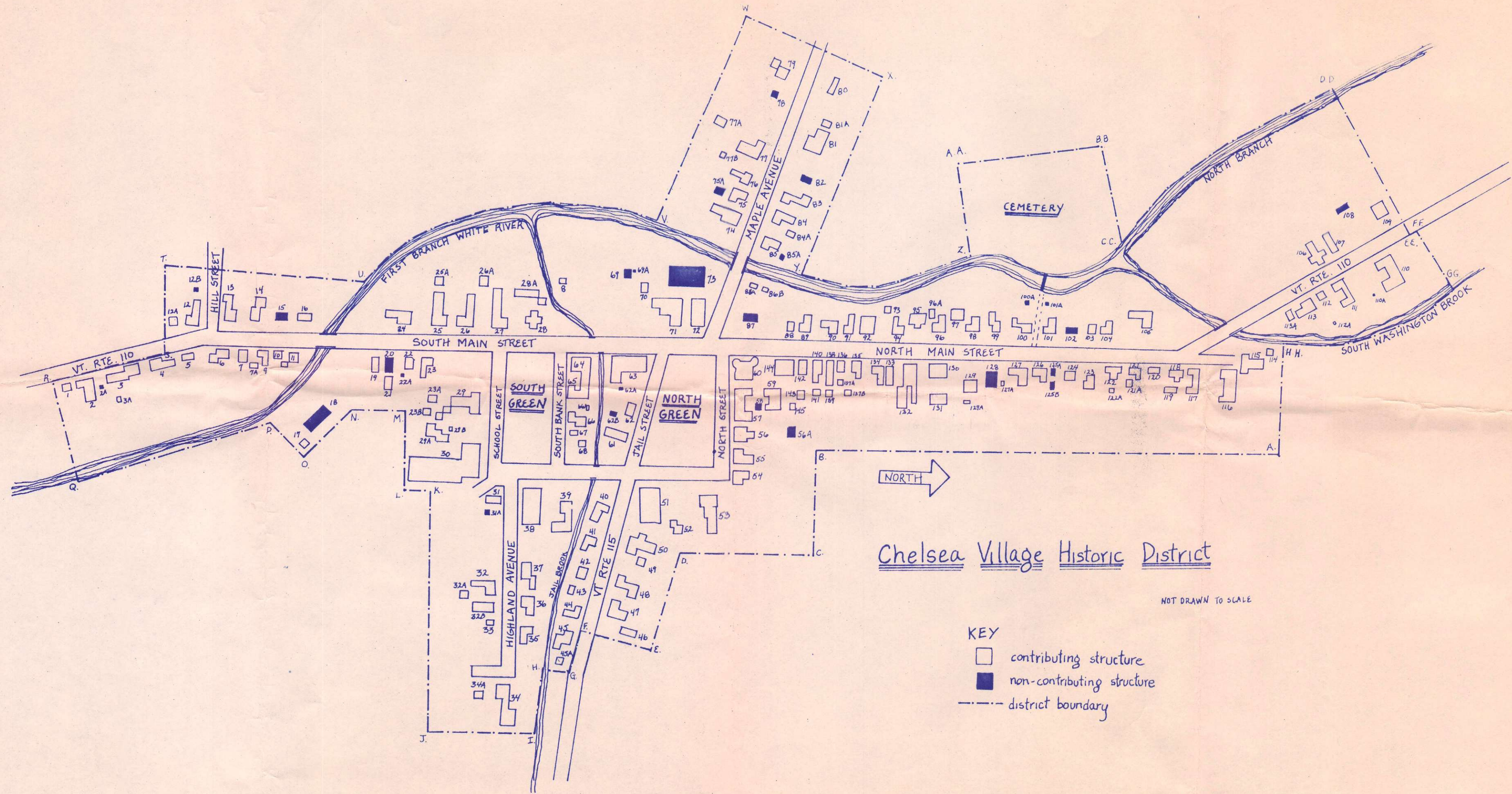
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Included among late nineteenth and early twentieth century buildings is the uniquely interpreted, 1894, Romanesque Revival Town Hall and Library, (#60). It was built with funds donated by local benefactors who made their money elsewhere and **sent it back** to Chelsea. Two commercial blocks, the George Washington Lodge, (#144), 1918, and the Proctor Bank (#63), c.1898, and 2, token, early twentieth century house types, the Colonial Revival Sanborn House (#129), 1926, and the Bungaloid Dickinson- Lyman House (#123), 1929, complete Chelsea's sample of structures from the period. These buildings provide an appropriate diversity that is in keeping with the size and scale of the predominant earlier structures and like those structures, are unaltered, well-preserved examples of their type and style.

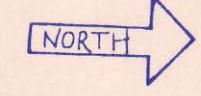
Chelsea remains an outstanding collection of intact, primarily 19th century architectural design.



Chelsea Village Historic District

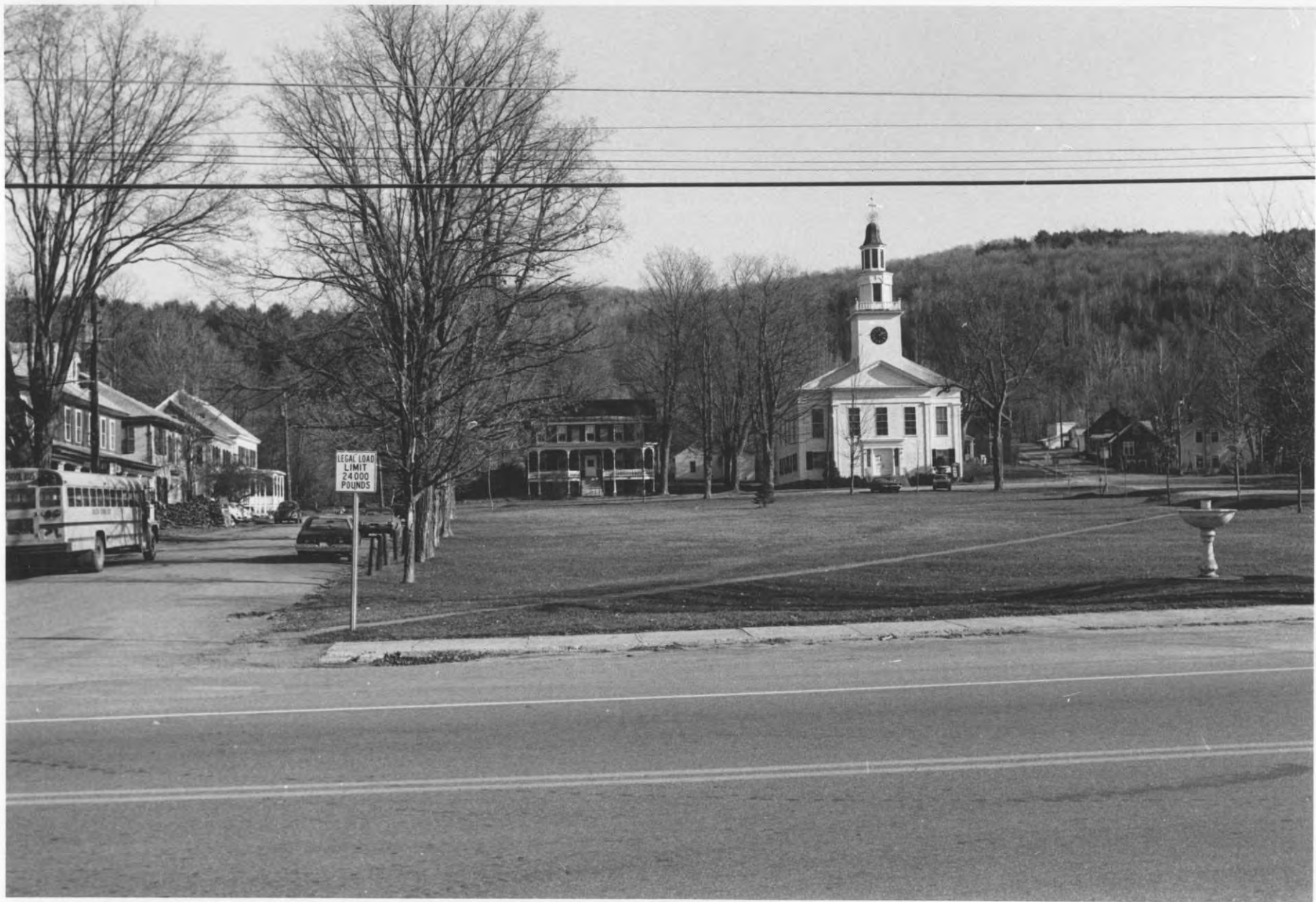
NOT DRAWN TO SCALE

- KEY**
- contributing structure
 - non-contributing structure
 - - - district boundary





#38



#53,52
51



#63,70,
71,72,57,
60