



PLANNING COMMISSION

PUBLIC HEARING NOTICE

PROPOSED AMENDMENT TO UNIFIED DEVELOPMENT BYLAWS

The Chester Planning Commission will hold a public hearing on a proposed amendment to the Town of Chester Unified Development Bylaws on **Monday, May 15, 2023, at 6:30 p.m.** at the Chester Town Hall at 556 Elm Street in Chester, Vermont. This public notice is given pursuant to 24 V.S.A. Section 4444.

The principal purpose of the proposed development bylaws amendment is to create a new Open Space (OS) District. The new Open Space zoning district will extend along the North Branch of the Williams River from Stone Village south to Peck Road on the main stem of the Williams River. The new Open Space district is located within FEMA's regulatory floodway and floodway fringe areas and will protect existing natural flood water storage areas in the event of a major flood. The section heading created by the proposed development bylaws amendment will be Section 2.10 Open Space (OS) District.

The full text of the proposed amendment to the Town of Chester Unified Development Bylaws may be viewed at the Town Clerk's office and on the home page of the Town's website at www.chestervt.gov.

Dated at Chester, Vermont this 19th day of April 2023.
Hugh Quinn, Planning Commission Chair

Chester Planning Commission Reporting Form for Municipal Bylaw Amendment:

Creation of new Open Space (OS) District and Map

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 andinclude a statement of purpose as required for notice under §4444 of this title,

As part of the ongoing effort to update the Unified Development Bylaws (UDBs), the Town of Chester’s Planning Commission has prepared a draft Open Space District and Map. This is a new district that does not presently exist in the UDBs.

The purpose of this Open Space District, which is entirely within FEMA’s Special Flood Hazard Area, protects critical flood plain resources including wetlands, wildlife habitat, and natural flood storage which provides erosion control in the event of a flood, and limits the uses beyond what is allowed under the Flood Damage Prevention Overlay District. Appropriate uses in this district include agriculture, forestry, recreation, and civic, cultural, educational and social events. This district is not appropriate for residential uses.

(A)nd shall include findings regarding how the proposal:

1. *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:*

It conforms with the Chester Town Plan in that the proposed District encourages flood resilient communities (Natural and Cultural Resources Chapter, page 46). The proposed District furthers goals in the Plan for the Farmlands future land use category as well as special considerations for important natural resources (Land Use Chapter, pages 12-13). It also helps to maintain the scenic views of farms along the Williams River (Natural and Cultural Resources Chapter, pages 50-51).

Safe and affordable housing are proposed in other areas of town, where they are not subject to higher levels of flood-related risk.

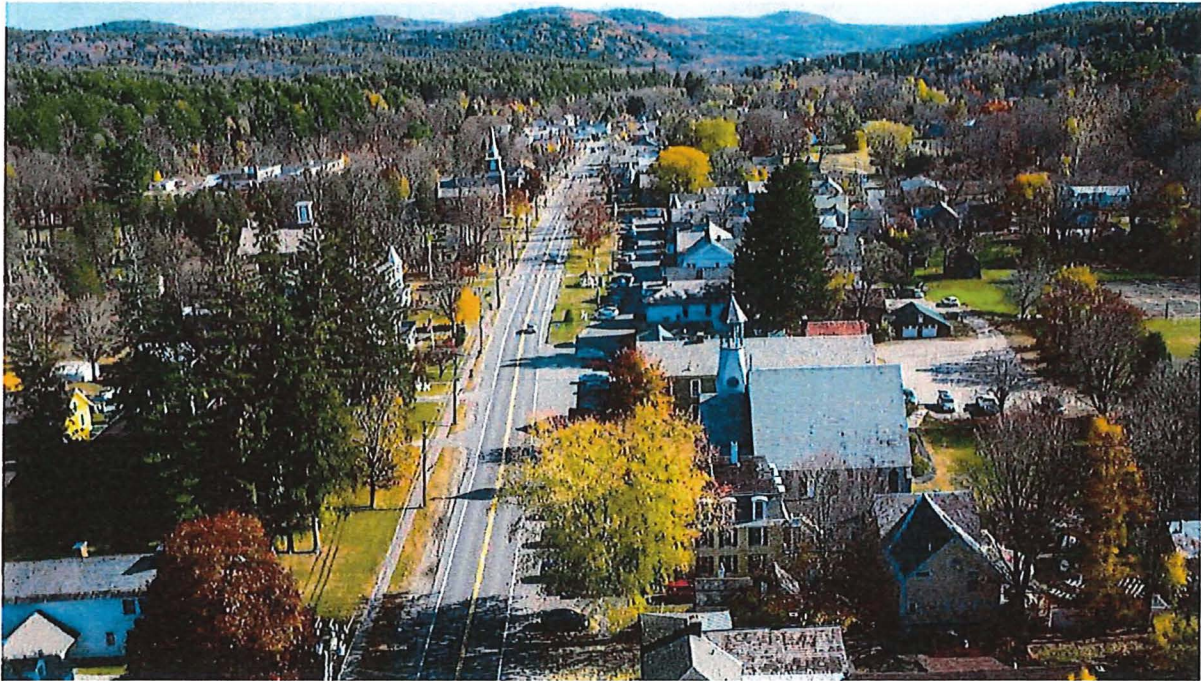
2. *Is compatible with the proposed future land uses and densities of the municipal plan:*

Yes, we believe this proposed District is compatible with the future land uses and densities called for in the Town Plan as described above.

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

Not applicable.

UNIFIED DEVELOPMENT BYLAWS TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017 EFFECTIVE APRIL 5, 2017

AMENDED JUNE 1, 2022 EFFECTIVE JUNE 22, 2022

DRAFT FOR PLANNING COMMISSION HEARING OF FEBRUARY 22, 2023

Draft Zoning District Amendments 03.16.2023

CHESTER UNIFIED DEVELOPMENT BYLAWS

Chester Unified Development 2017 Bylaw Amendment History

Date Adopted	Purpose of Amendment	Sections Amended	Notes
10/17/2018	Allow fueling station as accessory use	3.28 and elsewhere	Interim amendment expired 10/17/20
01/19/2022	Increase period of allowable use restart to 5 years	3.19	Interim amendment expires 01/19/2024
06/01/2022	Add Village Green Zoning District	2.3.1 and elsewhere	
9/21/22 & 10/5/22	Add Adaptive Reuse and Legacy Use	3.19	
	Administrative Changes	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.	

ARTICLE 2 – Establishment of Zoning Districts & District Standards

2.1 Classes of Districts

For the purposes of these Bylaws, the boundaries of districts are and shall be established as shown on the Zoning Map of the Town of Chester, which map is hereby declared to be part of these Bylaws, and the area of the Town of Chester is hereby divided into the following classes of districts:

VC - Village Center

VG - Village Green

RC - Residential/Commercial

CI - Commercial/Industrial

SV - Stone Village

R20 - Residential 20,000 square foot lots

R40 - Residential 40,000 square foot lots

A3 - Adaptive 3

R120 - Residential 120,000 square foot lots

OS – Open Space District

CR - Conservation-Residential

F - Forest

APO - Aquifer Protection Overlay District

FDP - Flood Damage Prevention Overlay District

A full and detailed written description of the precise boundaries of all districts, which is a part of these Bylaws, is on file with the Town Clerk of the Town of Chester.

2.2 District Uses and Requirements

The following are district uses, lot size minimums, setbacks, frontage requirements and maximum coverage.

A. Permitted Uses

Permitted uses are those uses that can be approved by the Zoning Administrator (ZA), without action of the Development Review Board. All permitted uses shall comply with the Parking and Sign Requirements for the District.

B. Conditional Uses

Specific Conditional Uses are permitted in each district only by approval of the Development Review Board provided that the general and specific standards and special criteria outlined in Section 4.7 of these Bylaws are met.

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.3 Village Center (VC) District

A. Purpose: To provide a mix of commercial, residential and civic uses that are consistent with the traditional compact Village Center as described in *the Chester Town Plan*. Development in this District shall be of the highest density in the Town, preserve historic character, and provide a pedestrian-friendly streetscape that accommodates public transportation.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility ~~Home Occupation~~)
4. Family Childcare Home
5. Group Home
6. Home Occupation
7. Private Broadcast Facility
8. Residential – Single- and Two-Household
9. Residential – Multi-Household (3- or 4-Units)

Note: previously Home Occupation was under Accessory Use.

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Arts & Entertainment
2. Civic/Institutional
3. Commercial Broadcast Facility
4. Family Child Care Facility
5. Health Care Facility
6. Home Business
7. Light Industry
8. Mixed Use
9. Personal Service Shop
10. Professional Office
11. Recreation
12. Residential – Multi-Household (5 or More Units)
13. Restaurant
14. Retail Store
15. Tourist Lodging

Removed Building and Construction Trades as a conditional use.

CHESTER UNIFIED DEVELOPMENT BYLAWS

D. Dimensional Standards:

Minimum Lot Size	20,000 sq. ft. ¼ acre (10,890 sq. ft.)	
Minimum Lot Frontage	50 ft.	100 ft.
Minimum Front Yard Setback	15 ft.	20 ft.
Minimum Side Yard Setback	10 ft.	15 ft.
Minimum Rear Yard Setback	10 ft.	15 ft.
Maximum Lot Coverage	80%	35%
Maximum Building Height	35 ft.	35 ft.

E. Supplemental Standards:

1. Building Orientation. Buildings shall front toward and relate to frontage streets, both functionally and visually, and not be oriented toward parking lots.

2. Character of Development. New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District, and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.

3. Landscaping and Screening. The Development Review Board shall require landscaping or other screening between incompatible uses or structures.

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.10 Open Space (OS) District

A. Purpose: This district, which is entirely within FEMA's mapped Special Flood Hazard Area, protects critical flood plain resources including wetlands, wildlife habitat, and natural flood storage which provides erosion control in the event of a flood. Appropriate uses in this district include agriculture, forestry, recreation, and civic, cultural, educational, and social events. This district is not appropriate for residential uses.

Exempt uses under Section 4.3 that do not require Flood Hazard Review under Section 4.11 do not require a permit.

B. Permitted Uses: There are no permitted uses in this district. All applications for permits for development require Flood Hazard Review and must be reviewed by the Development Review Board as Conditional Uses.

C. Conditional Uses: The following uses require Flood Hazard and Conditional Use Review by the Development Review Board (see Sections 4.8 and 4.11), and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Structures (structures that are accessory to an approved or exempt use, such as a backstop, dugout and bleachers are accessory to a baseball field)
2. Arts & Entertainment
3. Civic/Institutional
4. Nursery
5. Open Market
6. Recreation
7. Sawmill
8. Wood Processing

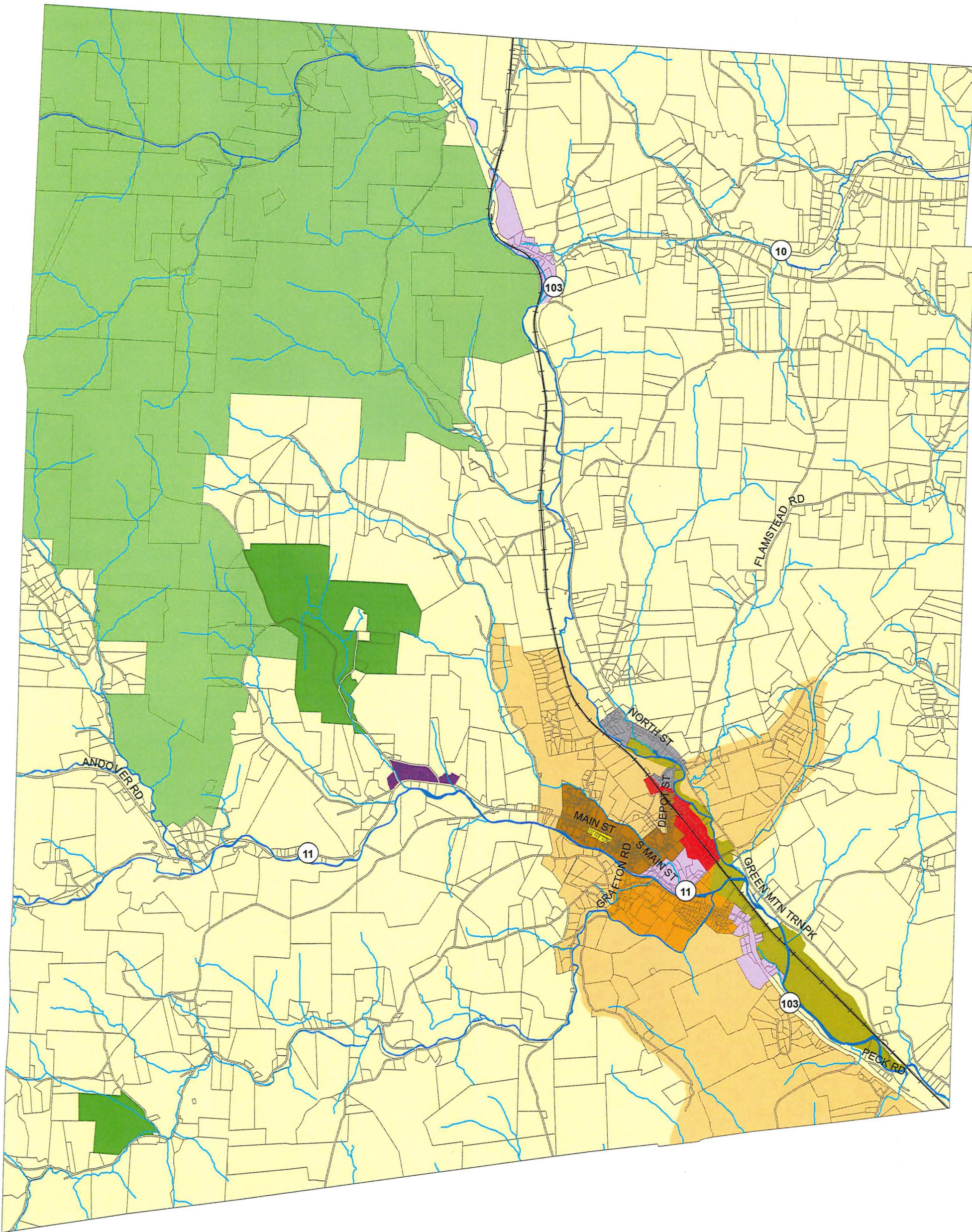
D. Dimensional Standards:

Minimum Lot Size	10 acres
Minimum Lot Frontage	200 ft.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	50 ft.
Minimum Rear Yard Setback	50 ft.
Maximum Lot Coverage	10%
Maximum Building Height	35 ft.

CHESTER UNIFIED DEVELOPMENT BYLAWS

E. Supplemental Standards:

1. Prevent Fragmentation. Development shall avoid fragmenting prime agricultural soils, active farm fields, forestlands and habitat corridors.



- Zoning**
- Stone Village
 - Village Center
 - Residential (20,000 sq ft)
 - Residential (40,000 sq ft)
 - Residential (3 acres)
 - Residential Commercial
 - Adaptive (3 acres)
 - Commercial Industrial
 - Conservation Residential
 - Forest
 - Village Green
 - Open Space - DRAFT
 - Water (in 2010 Parcels)
 - 2010 Parcel
 - River/Stream
 - Railroad

Data sources: Zoning (RPC 2017 with 2023 updates), Parcels (2010), Road names (VTrans/VCGI 2011), Railroad (VTrans/VCGI 2003), Streams (VHD/VCGI 2008)

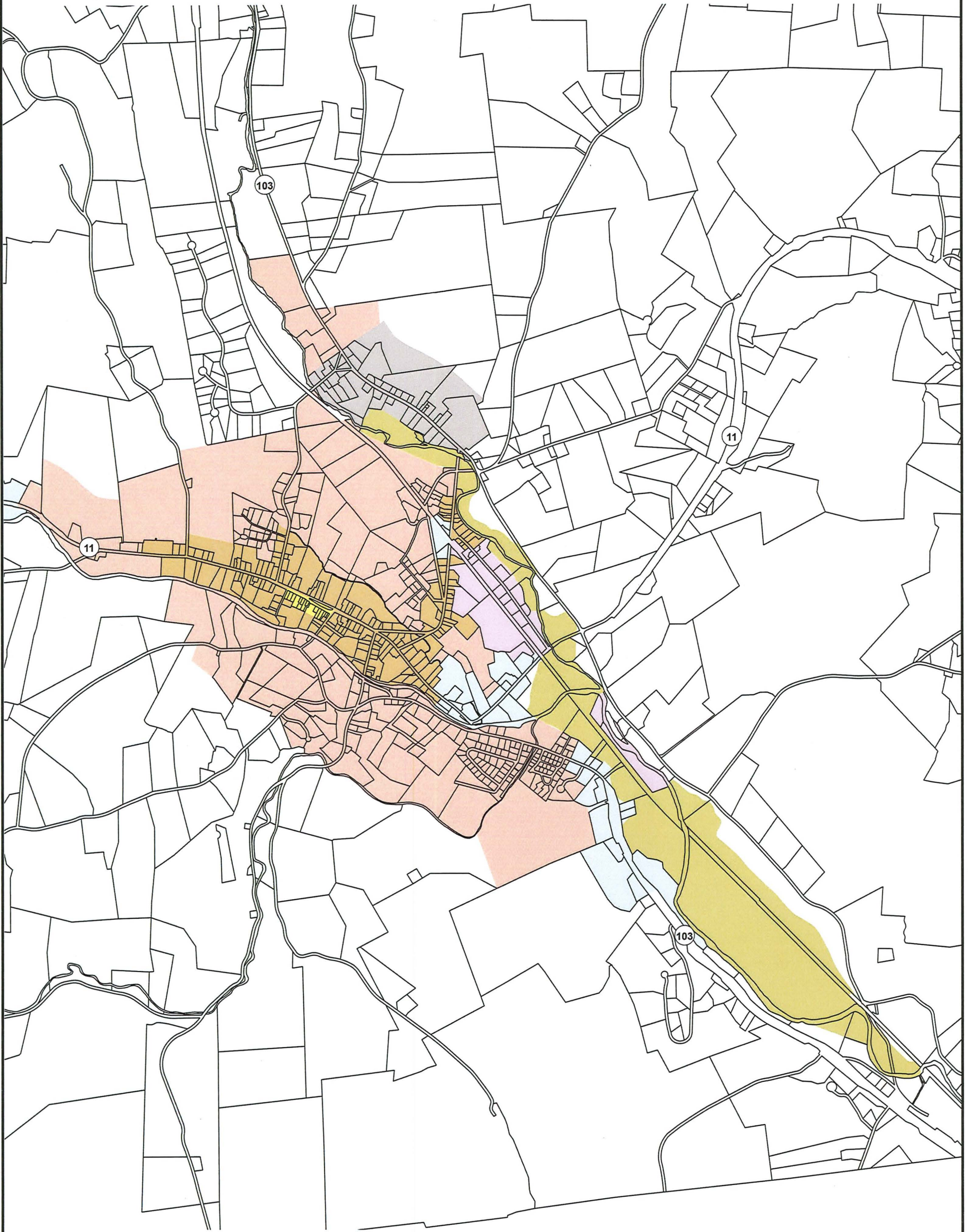
VT State Plane. Meters, NAD 83

For planning purposes only.
Not for regulatory interpretation.

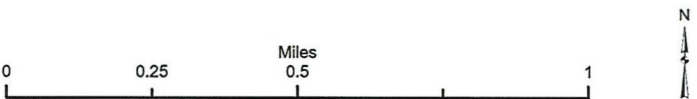
Map drawn: April 12, 2023



P.O. Box 320, Ascutney, VT 05030
802-674-9201 www.marcvt.org



- Parcels
- General Business
- Mixed Use
- Stone Village
- Village Green
- Open Space
- Village Center
- Neighborhood



Data sources: Zoning (Place Sense 2020 and RPC 2023),
Parcels (VCGI 2022), Road names (VTrans 2021)

VT State Plane. Meters, NAD 83

For planning purposes only.
Not for regulatory interpretation.

Map drawn: April 24, 2023



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