

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO UNIFIED DEVELOPMENT BYLAWS

The Chester Planning Commission will hold a public hearing on proposed amendments to the Town of Chester Unified Development Bylaws on Monday, July 22, 2024, 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 purpose of the proposed development bylaws amendment is to implement the sixth and final phase of a bylaw modernization and reform initiative that principally affects Chester's rural districts. Changes include renaming districts to more closely match their purpose and allowed uses, creating wildlife and habitat and travel corridors, replacing minimum lot sizes in rural districts with a maximum density standard, better defining uses including building and construction trades, heavy construction trades, and tourist lodging, and to enable clustering of residential units as tiny house and cottage courts.

The proposed amendment will affect every geographical area of Chester. The amended Sections of the Bylaws include 2.1 Classes of Districts, 2.3 Village Center District, 2.4 Village Mixed Use District (was Mixed Use), 2.5 General Business District, 2.6 Stone Village District, 2.7 Neighborhood District, 2.8 Residential 2-Acre District (was Residential 40,000), 2.9 Rural Mixed Use District (was Adaptive 3), 2.11 Rural 5-Acre District (was Residential 120,000), Rural 8-Acre District (was Conservation-Residential), 2.13 Conservation District (was Forest), 8.2 Definitions, and adding 3.32 Tiny Houses and 3.33 Cottage Courts.

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<<http://www.chestervt.gov>>.

Dated at Chester, Vermont this 17th day of June 2024.
Hugh Quinn, Planning Commission Chair