

**CHESTER SELECTBOARD
PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO UNIFIED
DEVELOPMENT BYLAWS**

The Chester Selectboard will convene a public hearing on a proposed amendment to the Town of Chester Unified Development Bylaws on Wednesday, May 3, 2023, at 6:30 p.m. at the Chester Town Hall at 556 Elm Street in Chester, Vermont. The proposed development bylaws amendment has been approved by the Planning Commission and submitted to the Selectboard pursuant to 24 V.S.A. § 4441(g).

The principal purpose of the proposed development bylaws amendment is to encourage workforce housing in the village districts, clarify uses that are exempt from zoning, define primitive camps and short-term rentals, require new private roads to conform to Chester's Road and Bridge Standards, streamline the subdivision review process, and allow more non-resident employees in home occupations and home businesses. The proposed amendment will affect every geographical area of Chester. The amended Sections of the Bylaws include 2.14-Flood Prevention Overlay District, 3.1-Accessory Dwelling Unit, 3.11-Home Occupation, 3.12-Home Business, 3.14-Lot and Yard Requirements, 3.19-Non-Conformities, 3.20-Off-Street Parking, 3.22-Renewable Energy Facilities, 3.30-Short Term Rentals, 4.3-Exemptions, 4.9-Performance Standards, 4.10-Planned Unit Development, 4.12-Subdivision Review Procedures, 5.2-Road Design, 7.16-Waivers, and 8.2-Definitions.

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.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov under Zoom Meetings: Select Board Meeting.

Dated at Chester, Vermont this 3rd day of April 2023.

Julie Hance, Town Manager, Town of Chester, Vermont