

**PROPOSED DOLLAR
GENERAL STORE**

**ASSESSMENT OF
IMPACTS TO THE
CHARACTER OF
THE AREA
AND
COMPLIANCE
WITH ZONING
REGULATIONS**



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The following special criteria were developed to govern development within the **Residential-Commercial District** (page 35, Zoning Regulations)

A. *That all construction of new buildings, as well as any exterior alteration, fencing, lighting, reconstruction or renovation of existing building **adhere harmoniously to the over-all New England architectural appearance which gives the center of Chester its distinct regional character and appeal.***

B. *That the inclusion of certain features of exterior trim, such as shutters or eaves trim, or other decorative features² be encouraged, in order to **insure that new construction blends comfortably with the existing buildings in the district.***

C. *That the use of native, traditional building materials commonly used for construction in Chester in the past, be encouraged. Such desirable materials would include wood siding, natural stone and brick masonry and be in keeping with the buildings in the area.*

D. *The aesthetics of the area and the preservation of Historical Sites.*

Land Use Policies in the Chester Town Plan

- 1. Revitalization of village commercial, residential and mixed-use areas, including the appropriate use, maintenance and reuse of existing historic structures and other existing buildings whenever possible, should be encouraged.*
- 2. Excessive commercial development along VT Routes 10, 11 and 103 (i.e., strip development) is discouraged. Access management and innovative commercial development that maintain the characteristics of the existing village areas and greens, is encouraged.*
- 3. Maintaining the density pattern for residential development that protect or enhance the existing settlement patterns and resources is encouraged.*
- 4. In order to maintain the existing settlement patterns, higher density residential, commercial, and industrial development should be located in the village areas of the Town, and within walking distance of most of the residents of the village.*

[Emphasis added]

Historic New England Patterns

- Buildings Close to the Street
- Buildings Parallel or Perpendicular to the Street
- Parking unobtrusive; at side or rear
- Complex building form such as ell shape
- Efficient use of land; minimum 2 story building height
- Steeply pitched roof with distinct overhang
- Compact pattern with buildings close to each other and the street.

Strip (Suburban) Development Patterns

- Buildings Set Back from Street
- Parking in front and visually prominent
- One story building height
- Box Shape with Flat or Low pitch roof
- Automobile vs. Pedestrian oriented
- No thoughtfully planned Open Space with a functional or aesthetic purpose.



Aerial View of Chester Village Center



Historic Chester Village



Aerial View of Site and Immediate Surroundings



View of Site (Foreground Maple will be removed)



Country Girl Diner



Looking East (Note Chester Entry Sign)



Office/Residence just south of Proposed Project Site



Converted Residence (Southern Windsor Supervisory Union)



Looking West along Route 11/103 (Note village entry sign)







American Legion



Gallery 103



Stone House Antiques

Close to Road

L-Shape

Steep Pitch
Roof

Limited Parking
Visible

Other Buildings Noted As Comparable by Applicant

PROPOSED DEVELOPMENT

- 
- Set Far Back From Street
 - Large box-like building form
 - Architectural Details bear no relation to Historic Surroundings
 - Large and Highly Visible Parking Areas
 - No pedestrian accommodations
 - Minimal landscaping
 - No Functional or Defined Open Space
 - No relationship with surroundings; no shared parking
 - Important Gateway Location