

Chester Planning & Zoning Commission

Minutes

June 8, 2023 Meeting

1. Call to Order

The Chester Planning & Zoning Commission convened its regular meeting on Thursday, June 8 as a hybrid meeting, with virtual participation via TEAMS. Chair Michael Sanders called the meeting to order at 7:02 P.M.

2. Roll Call and Seating of Alternates: - Commission members attending in person at Town Hall were Michael Sanders, Pat Bisacky, Bettie Perreault, Steven Merola, Keith Scherber, Seth Fidel and Elaine Fitzgibbons. Attending via TEAMS were members Shubert Koong and Henry Krempel, and Zoning Compliance Officer John Guskowski. Alternate member Peter Zanardi was also in attendance and was seated for the public hearings but not for the regular meeting. There were numerous members of the public also in attendance including the applicants Jon Rapp and David Fitzsimmons who presented during the public hearing and Cindy Legnar and Pat Bandzes from the Economic Development Commission and Sustainability Committee.
3. Audience of Citizens – No comments were made by audience members on issues that were not already on the agenda.

4. Discussion of Public Hearing Issues

- a. Consideration of Application for Special Exception at 30 Industrial Park Road - A motion and second were received to approve the application as submitted but with conditions. After extensive discussion including particular issues of concern such as noise and hours of operation, the motion was amended to include the following conditions:

- Subject to final approval of Sanitarian, Fire Marshal, and Building Official
- Final approval is subject to the submission of architectural elevations that are conforming to Section 130A.4 of the Zoning Regulations.
- No vehicle parking overnight
- No outdoor storage of equipment other than waste disposal as depicted on site plan

On motion by Seth Fidel and second by Keith Scherber, the motion was approved by an 8 to 1 vote with 8 members seated for the hearing voting for and member Scherber voting against.

- b. Consideration of Application modification of existing Special Exception for expanded outdoor dining at 69 Main Street. – A motion and second were received to approve the application as submitted but with conditions. After discussion the motion was amended to include the following conditions:

- All applicable conditions of Special Permit granted in 2013 shall continue

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- Hours of operation shall be limited so as not to go beyond the hours of 12:00 noon to 9:00 p.m., seven days a week. Any modification to hours of operation will require approval by Planning & Zoning Commission
- Subject to final approval of Water Pollution Control Authority, Fire Marshal, and Building Official

On motion by Steven Merola and second by Elaine Fitzgibbons, motion was passed unanimously by all 9 members seated for the hearing.

5. Old Business

- a. Gateway Conservation Zone – There was discussion of the recent approval by the Gateway Commission of new lighting standards. Combined with the past discussions of zoning change recommendations from the Gateway Commission, Planning and Zoning Commission members agreed it was time to set up a public hearing to consider the entire package of regulatory changes proposed by the Gateway Commission. The hearing will be scheduled along with the regular September meeting.
- b. Plan of Conservation and Development – There was some brief discussion of POCD issues.

6. New Business – Guests or Members

Guest Pat Bandzes provided a briefing on the status of several EDC initiatives.

7. Other – Guests or Members – No additional discussion.

8. Report of Officers or Subcommittees - None

9. Report of Zoning Compliance Officer – ZCO Guskowski noted that as of the meeting, all sidewalk dining permits for 2023 had been submitted.

10. Legislative Update – ZCO Guskowski gave a brief update on the legislative session that had just wrapped up. While affordable housing was a topic of some energetic conversation during the session, there was no new legislative action that would significantly affect how small towns deal with the affordable housing mandates.

11. Bills for Payment – One bill for \$111.14 for publishing the public hearing legal notice in the Hartford Courant was presented for payment and approved by the Commission.

12. Communications, Receipt of New Petitions, New Applications Received after the Posting of the Agenda – The only item noted was a building permit for 52 Main Street that ZCO Guskowski brought to the Commission's attention. Though such an application would not typically be brought before the Commission, he thought this might require the Commission's attention since it is in the D-1 part of the Village District. Members

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discussed the permit request and given its modest footprint where a patio currently exists, the members decided by consensus that ZCO Guskowski and Chair Sanders could handle the final approval as long as there were no major changes during site plan review.

13. Approval of Minutes – May 11 Meeting. On motion and second, the meeting minutes were approved with no changes.

14. Pending Litigation – None

15. Adjournment – On recommendation by member Peter Zanardi, Chair Sanders adjourned the meeting.

Respectfully submitted,

Michael Sanders

Chair