

## Chester Planning & Zoning Commission

### Minutes

April 13, 2023

#### 1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, April 13 as a hybrid meeting, with virtual participation via TEAMS. Chair Michael Sanders called the meeting to order at 7:03 P.M.

#### 2. Roll Call and Seating of Alternates:

- a. Commission members attending in person at Town Hall were Michael Sanders, Seth Fidel and Peter Zanardi. Present via TEAMS were Pat Bisacky and Zoning Compliance Officer John Guskowski. There were no other attendees so a quorum was not present. The Commissioner proceeded with its agenda awaiting other late arrivals.

#### 3. Audience of Citizens – No comments were made by audience members on issues that were not already on the agenda.

#### 4. Public Hearings – None

#### 5. Old Business

- a. Review and action on Application for Special Exception: 85 Dock Road – There being no quorum present, this matter could not be taken up by the Commission. Chair Sanders committed to the applicant that a special meeting, either virtual or in-person, would be convened as soon as reasonably possible to take action on the special exception application.
- b. Update on Gateway Conservation Zone Regulations - Tom Brelsford, Chester representative to the CT River Gateway Commission was present along with Torrance Downs of RiverCOG, Jenny Kitsen, Chester's alternate member of the Gateway Commission and Suzie Beckman, our new Gateway contact at River COG. They presented their responses to our comments from the meeting of September 8, 2022 on potential changes to our Gateway regulations. Those comments and the original Section 90 proposal from the Gateway will be posted on the shared drive.

#### 6. New Business – Guests and Members – No comments

#### 7. Other – Guests or Members – No comments.

#### 8. Report of Officers and Subcommittees: Nothing was brought up.

#### 9. Report of Zoning Compliance Officer

- a. Status of Zoning Violation – 85 Dock Road
  - i. Members had been requested to do their own site walk to review the plantings that were selected and planted to mitigate the violations on this site.

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- ii. A letter from Judy Preston of the Gateway Commission was presented at the meeting stating that the plantings selected and installed were “an excellent effort to mitigate the identified concerns at the site.” The approval letter will be posted on the shared drive.
  - b. Butter Jones Violation – There was no further update on this matter,
  - c. Gateway Commissioner Observations at Ferry Landing – An observation had been made by members of the Gateway Commissioner regarding apparent landscape work at the Schaller site just north of the Ferry Landing. After some review by the ZCO, it was determined that this was not any kind of violation. Tom Brelsford did note that perhaps the Commission would like to look at existing or potential forestry standards in the Gateway zone and elsewhere in Town.
- 10. Legislative Update – No significant issues to report. The deadline for introducing Bills and Committee action has passed.
- 11. Bills for Payment: Hartford Courant – There were no bills presented for payment at this time.
- 12. Communications, Receipt of New Petitions, New Applications received after posting of Agenda – No new applications were submitted that required Commission action. ZCO Guskowski noted a number of permits requested for minor work such as deck additions in town.
- 13. Approval of Minutes: March 9, 2023 Regular Meeting – There being no quorum, minutes could not be approved at this time.
- 14. Pending Litigation – there is no pending litigation at this time.
- 13. Adjournment

There being no further business to come before the Commission,

**On Motion by Peter Zanardi, seconded by Seth Fidel, the meeting was adjourned at about 7:30pm.**

Respectfully submitted,

*Michael Sanders*

*Chair*