

Chester Planning and Zoning Commission

Regular Meeting Minutes - July 14, 2023

1. Call to Order:

The meeting was called to order at 7:00 pm by Chairman Michael Sanders

2. Roll Call and Seating of Alternates:

Commission members present and seated were Michael Sanders, Pat Bisacky, Seth Fidel, Elaine Fitzgibbons, Henry Krempel and Steve Merola. Michael Joplin was seated for Keith Scherber.

Participating via Microsoft Teams were: Zoning Compliance Officer John Guskowski and member Shubert Koong.

Members of the public attending and commenting during the meeting are noted in the Audience of Citizens section.

3. Personnel Matters:

- Peter Zanardi has resigned and will be replaced by Carlie Dailey.
- Bettie Perreault has resigned and has not been replaced at this time.
- Rachael Stark is now Commission Clerk.

4. Audience of Citizens:

- Request by Nick Gorra for Public Hearing to be set for September due to August being a high travel season and the experts hired by the public need more time for adequate review.
- Susan Wright asked when will the Commission walk the public through what the process is regarding the site plan review of development at 47 Middlesex Avenue.
- John Maloney wants clarity on the checks and balances on compliance with CHFA (Connecticut Housing Finance Authority) guidelines.
- Devin Maloney asked that the Commission seek the advice of experts to weigh in on the plans to ensure the public health and safety of the neighbors and to ensure that the CHFA guidelines are met. Later she asked if the Commission will follow section 120 special exception guidelines. The Commission answered that this is not a special exception request.
- Louis Brown of the applicant, Honeycomb, offered that the applicant will submit full plans to CHFA who will assure the plan meets their architecture/engineering guidelines.
- Madeleine Meyer asked if considerations have been made regarding snow removal for development at 47 Middlesex Avenue.
- Erica Udall asked who will evaluate traffic.

5. Old Business:

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Plan of Conservation and Development – Carlie Dailey reported on some of the work by the Economic Development Commission including working on bringing visitor-friendly initiatives to the downtown area

6. New Business:

Application for Site Plan review per CGS §8-30g: 40-unit multifamily development at 47 Middlesex Avenue (Map 15, Lot 153). Applicant: Honeycomb Real Estate Partners. Formal application was received and **On Motion by Michael Joplin, seconded by Steve Merola, the application will be scheduled for a Public Hearing on Thursday, September 14, 2023.**

NOTE: The Commission will look for a larger meeting room for this hearing. Prior to this hearing there is also a hearing tentatively scheduled for September 14 for revised regulations proposed by the Gateway Commission. Since the Gateway proposal is a Commission-driven proposal, the Commission will consider if that hearing should be rescheduled given the import of this Middlesex Avenue application.

7. Other

Susan Wright asked how the September Public Hearing will be advertised and is there a budget. The Commission will advertise the Public Hearing as outlined and required by legal regulations including legal notices and abutter notices.

8. Report of Officers or Subcommittees- None

9. Report of Zoning Compliance Officer- None

10. Legislative Update

The General Assembly has returned review of certificates for automotive dealerships and repair facilities to the Zoning Officer and the Planning and Zoning Commission. There was a change made to the legal requirement for Commissioners to be trained and receive their 4 hours of training. Practicing attorneys and active Zoning Officers are relieved of some of their training responsibilities. Zoning Officer John Guskowski asks that if Commissioners have completed training hours that they inform him so he can report them out to the Board of Selectmen by the end of the year.

11. Bills for Payment: None

12. Communications, Receipt of New Petitions, New Applications: None

13. Approval of Minutes

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On Motion by Pat Bisacky, seconded by Seth Fidel, the minutes of the June 8, 2023 Regular Meeting were unanimously approved with edits requested by Steve Merola: Agenda Item 4- Steve made the motion which was seconded by Pat Bisacky. And Steve did not make the primary motion in item 4-b but there is not a notation about who did make that motion.

14. Pending Litigation - None

15. Adjournment - Chairman Michael Sanders recommended not having an August 2023 meeting in alignment with posted calendar. The meeting was declared adjourned at 7:59 P.M by Chairman Michael Sanders.

Respectfully submitted,

Rachael Stark

Rachael Stark, Clerk