

Chester Planning & Zoning Commission

Minutes

April 25, 2023 Special Meeting

1. Call to Order

The Chester Planning & Zoning Commission convened a special meeting on Tuesday, April 25 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:

- a. Commission members attending in person at Town Hall were Michael Sanders, Pat Bisacky, Henry Krempel, Elaine Fitzgibbons and Peter Zanardi (seated for Bettie Perreault). Present via TEAMS were Shubert Koong and Zoning Compliance Officer John Guszowski. Also present and speaking at the meeting was the applicant, Gary Rooke.

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

4. Old Business

- a. Review and action on Application for Special Exception: 85 Dock Road – On **motion from Pat Bisacky and a second from Elaine Fitzgibbons** discussion began on the application at hand.
- b. A variety of conditions were considered to add to the motion to approve.
- c. The applicant was asked about materials that are currently on-site. He explained that materials were staged for this project and that some other materials were for other projects on-site, but that no construction has begun.
- d. The Chairman called the question. The motion as amended had the following conditions:
 - i. Approve “No Wake Zone” signage as proposed pending approval by DEEP and/or Harbor Management Commission;
 - ii. Approval ~~is~~ limited to placement of 24’ x 36’ building and gravel pads only for boat(s) and/or boat trailer(s) storage;
 - iii. Notice of any site plan changes from those approved herein shall be brought to the Zoning Officer/Building Officer’s attention and any action which may be required by this Commission;
 - iv. Any site lighting beyond that which is mandated by Building Code for safety purposes shall require additional approval by the Commission.

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- e. Motion carried 4-1. Voting aye: Sanders, Bisacky, Fitzgibbons, Krempel; voting nay: Zanardi; abstaining: Koong
- 5. New Business – Guests and Members – No comments
- 6. Other – Guests or Members – Chair Sanders noted that sidewalk restaurant permits were still not posted on the permit log from Simon’s, The Villager and River Tavern. Zoning Compliance Officer Guskowski said he would follow up with those establishments and report back to the Commission.
- 7. Adjournment - There being no further business to come before the Commission,
On Motion by Peter Zanardi, seconded by Elaine Fitzgibbons, the meeting was adjourned at about 7:23pm.

Respectfully submitted,

Michael Sanders

Chair