

Town of Chester
Planning & Zoning Commission
Regular Meeting & Public Hearing
Thursday, September 14, 2023
7:00 p.m.
Chester Elementary School

DRAFT MINUTES

1. The meeting was called to order at 7:00 pm in the Chester Elementary School Auditorium.
2. Seated for the regular business meeting were Michael Sanders, Patricia Bisacky, Seth Fidel, Schubert Koong (virtually), Henry Krempel, Keith Scherber, Randy Meyers and Steven Merola, and Michael Joplin was seated for Elaine Fitzgibbons.

Chairman Sanders requested and received consensus to pursue the regular business meeting agenda prior to opening the public hearing on 47 Middlesex Avenue.

3. Audience of Citizens – There were no audience members speaking on issues not related to the upcoming public hearing.
4. Public Hearing – Deferred. See below.
5. Old Business – Deferred. No deliberations took place.
6. New Business – Zoning Official Guskowski introduced Zoe Chatfield and asked for the to be approved as an additional zoning enforcement officer. On motion by Pat Bisacky, and second by Henry Krempel, the Commission approved the appointment unanimously.
7. Other – Guests and Members – No business.
8. Reports of Officers and Subcommittees – None.
9. Report of Zoning Compliance Officer – No report.
10. Legislative Update – No report.
11. Bills for Payment – A bill for attorney's services was received in the amount of \$240.50. On motion and second, the invoice was approved unanimously.
12. Communications, Receipt of New Petitions, New Applications Received after posting of the Agenda – None.
13. Approval of Minutes – July 13, 2023 meeting – on motion by Pat Bisacky and second by Henry Krempel, the minutes were approved without edits with Randy Meyers abstaining.

14. Adjournment – Deferred

4. The public hearing was then opened. Seated were Sanders, Bisacky, Fidel, Koong (virtually), Krempel, Scherber, Merola, Meyers, and Michael Joplin was seated for Elaine Fitzgibbons.

A recording of the hearing is available on the Chesterct.org website.

Chair Sanders opened the meeting reading a description of the ground rules for the hearing, the expected sequence of events for the evening, the process for considering the application, how speakers and submitted testimony will be added to the hearing record for review by the commissioners, and the relevant considerations that the Commission must use in reviewing and approving or rejecting the application. Chair Sanders then read into the record the listing of application materials already received from the Applicant.

The Applicant then stood up for a comprehensive presentation on their development proposal. The presentation included some modifications to the original application based upon feedback the Applicant had already received from the public at the July 14 Commission meeting and initial comments from the town engineers, the building official, the Water Pollution Control Authority and the Fire Department.

Commission members then had an opportunity to direct questions to the Applicant. The chairman asked each member to limit their questions to one or two questions so as to leave enough time for the public to provide their comments.

The floor was then opened up to the public for comments. Over fifty members of the public spoke during the course of the evening. A time limit of three minutes per speaker was requested so as to get through the entire list. Members of the public were also advised that the record would remain open on this matter for some period of time after tonight and any emails, letters, or other comments could be directed to the Commission and would be posted on the project website.

[SEE ATTACHED TESTIMONY SIGN-IN SHEET]

At 10:45, Chair Sanders said we had reached the end of that evening's speakers' list, and that the hearing would need to be continued to another day. He explained how the process would work at the continuation, and entertained a motion to continue the public hearing to October 12 at 7:00pm, with the location to be finalized since there were some significant problems with the technology at this location.

On a motion and second, it was approved that the hearing be continued to October 14.

As the meeting had already surpassed the original ending target of 10:30pm, the chair also adjourned the regular meeting.

#1

Chester Planning & Zoning Commission
Public Hearing - Thursday, September 14, 2023

✓ Ed Meehan

TESTIMONY SIGN-UP

✓ Christine Palm

Chester WPCA
29 E Liberty St

NAME Carol Riordan ADDRESS 24 E. Liberty St,

PASS Paul Tar 10/Pratt St

Chester

✓ ~~TR~~ PATRICK PINNELL 389 SAYBROOK RD, HIGGANS CT.

✓ Cindy Lignar 18 Pleasant St. Chester

✓ Carol LeWitt 20 Pratt Chester

✓ Susan Wright BATES RD CHESTER

PASS Chris Saccoma 140 Main St

✓ Bonnie Benmut 23 Story Hill Rd

✓ John Benmut 23 Story Hill Rd

✓ Ivey Granette 5 Prospect Chester

✓ John Williams 7 Prospect "

John Stack 15 Spring St

Chester Planning & Zoning Commission
Public Hearing – Thursday, September 14, 2023

2

TESTIMONY SIGN-UP

NAME Samuel H. CHURCHES ADDRESS _____

✓ KADIN BARD 34 MAPLE ST

PASS Steven Tessitore 61 Turkey Hill Rd

✓ Devin Maloney 12 Pratt Street

✓ Louise Maloney 3 Pattacant Drive

John Maloney 3 Pattacant Drive

* Speak - Nick Gora 114 Hunters Ridge Rd
neighborhood expert civil engineer Southbury, CT
→ Steve Trinkaus, PE

✓ Madaline Meyer 41 Winthrop Rd
Chester

✓ Lee Foster 26 E. Liberty St
Chester

① Sara Holmes (virtual) 7 School Ln, Chester

Christian Hamilton Castle View DR.

#3

Chester Planning & Zoning Commission
Public Hearing – Thursday, September 14, 2023

TESTIMONY SIGN-UP

NAME

ADDRESS

✓ Janet Good

~~Patricia Green~~

✓ Virgil Lloyd 73 Main St.

✓ Virginia Carmang

○ Mike Barron

○ KATHLEEN ARCHAMBAULT 8 NO MAIN ST

✓ Caryl Horner

○ Kenneth & Paula Youngkin

Chester Planning & Zoning Commission

Public Hearing – Thursday, September 14, 2023

#4

TESTIMONY SIGN-UP

NAME

ADDRESS

○ Susan Peck 101 Main St.

○ Priscilla Robinson 44 Main St.

~~Peck Grattan~~

*Christine Palm 29 E. Liberty

✓ Patty Ely Carlson 39 Moose Hill

✓ Jeremy Ziemann 37 Maple Street

Chester Planning & Zoning Commission
Public Hearing – Thursday, September 14, 2023

#5

TESTIMONY SIGN-UP

NAME

ADDRESS

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LEIF NILSSON

1 SPRING ST.

TESTIMONY SIGN-UP

NAME _____

NAME Enca Udoff

ADDRESS

ADDRESS 122 Main St.

✓

✓ Carlie Dailey

33 Goose Hill Rd.