



CHESTER PLANNING AND ZONING COMMISSION

Regular Meeting & Public Hearing Minutes - DRAFT

October 12, 2023 at 7:00pm

Location: Chester Meeting House & Microsoft Teams

1. Seating of members

Michael Sanders called the meeting to order at 7:01pm.

Seated for the regular business meeting were Michael Sanders, Elaine Fitzgibbons, Patricia Bisacky, Schubert Koong (virtually), Henry Krempel, Keith Scherber, Steven Merola, Michael Joplin (for Seth Fidel), Carlie Dailey (for Randy Meyers), and Zoning Compliance Officer John Guskowski.

Audience of Citizens: A large audience of citizens was present in person and online.

2. New Business

New application received for construction in Chester Village Zone – proposed 12' x 24' deck at 83 Main Street (Map 14, Lot 536) Applicant: Edward Moynahan. This applicant has decided to present at a future meeting.

3. Report of Officers and Subcommittees

No business to report.

4. Bills for Payment

No bills for payment.

5. Communications, receipt of new petitions, new Applications received after posting of Agenda

No new applications received.

6. Pending Litigation

No pending litigation.

7. Approval of Meeting Minutes - September 14, 2023 meeting

Pat Bisacky motioned for approval of 09/14/23 Meeting DRAFT minutes as they are. Steve Merola seconded. Elaine Fitzgibbons and Carlie Dailey abstain. Motion passes with 6 yays.

8. Public Hearing

Seated for the public hearing meeting were Michael Sanders, Patricia Bisacky, Schubert Koong (virtually), Henry Krempel, Keith Scherber, Steven Merola, Michael Joplin (for Seth Fidel), and Carlie Dailey (for Randy

Meyers), and Zoning Compliance Officer John Guskowski. It is noted that Seth Fidel recused himself from the public hearing for 47 Middlesex Ave. Michael Sanders was asked to recuse himself but does not see it necessary.

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

Chair Sanders read procedures for public hearing.

John Guskowski read the list of testimony received by the public and noted it is all available online.

The Applicant provided a brief overview of 8-30g and the revisions made to the application based on feedback received at the September 14th hearing, town engineers, building officials, the Water Pollution Control Authority, and the Fire Department. After a review of the revisions to the plan, the Applicant addressed additional public comments and questions from the September 14th hearing not covered in the plan changes.

Commission members took the opportunity to direct questions to the Applicant. The Chairman requested commission members limit their questions to allow sufficient time for the public to speak. The Applicant provided answers to commission member's questions.

The floor was then opened up to the public for comments. A time limit of three minutes per speaker was requested but additional time would be allotted to professionals who are speaking on behalf of a group of the public.

[SEE ATTACHED TESTIMONY SIGN IN SHEET.]

Upon completion of public testimony, Chair Sanders noted a review by the town engineers is forthcoming. Zoning Compliance Officer, John Guskowski, reviewed the timeline for an 8-30g public hearing. A request was made to the Applicant for an extension of the 35 day time period to close the public hearing so as to accommodate a formal site walk and continuation of the public hearing. The Applicant granted the extension verbally with a formal letter to be submitted.

Keith Scherber motioned to continue the public hearing on Thursday, October 26, 2023, 7:00pm at the Chester Meeting House. Henry Krempel seconded. The motion passed unanimously.

The Planning and Zoning Commission Attorney Rutkowska emphasized that a formal site walk should include strictly directional conversation and while open to the public, the public and commission members are not permitted to speak to each other. A formal site walk was scheduled for Friday, October 20, 2023 at 3:30pm to be held at the proposed property, 47 Middlesex Ave.

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412

telephone: 860-526-0013
facsimile: 860-526-0004
web page: chesterct.org

Pat Bisacky questioned if commission members should be prepared with a list of contingencies upon the next public hearing. The Applicant requested if there are any known requests of them they be made public now. Commission members noted several items for the Applicant to consider.

9. Adjournment

A Motion to adjourn the meeting was made by Michael Joplin, Pat Bisacky seconded. The meeting adjourned at 10:22pm.

Respectfully submitted by
Carlie Dailey