



CHESTER PLANNING AND ZONING COMMISSION

Special Meeting Minutes - DRAFT
November 20, 2023 at 7:00pm
Location: Town Hall & Microsoft Teams

1. Seating of members

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

Seated for the Special Meeting were Michael Sanders, Elaine Fitzgibbons, Patricia Bisacky, Henry Krempel, Keith Scherber, Randy Meyers, Michael Joplin (seated for Seth Fidel), Steve Merola, Schubert Koong (virtually), and Zoning Compliance Officer John Guskowski (virtually). Alternate, Carlie Dailey, and Attorney, David Royston, are also in attendance.

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

2. Old Business

Chair Sanders passed out the Procedural Memo and reiterated the conditions under which a determination could be made.

A recording of the Special Meeting is available on the Chesterct.org website.

The Commission reviewed the Draft Findings one at a time. [See Appendix A.]

Chair Sanders motioned to approve the Application of Honeycomb Real Estate Partners filed on July 10, 2023 for an Affordable Housing Development under CGS §8-30g with conditions which are integral to the approval of this decision.

1. The Site Plan being approved is the Site Plan dated July 10, 2023 Revised: October 31, 2023, consisting of 40 plan sheets labeled Title Sheet through and including Typical Building & Wall Section A-17.0, which plans were updated by Updated Site Plans dated 11/03/23 and Stormwater Management Plan updated 11/09/23, all of which are contained in the Record.
2. The Affordability Plan being approved is the Housing Affordability Plan For Household Income and Rental Price Restrictions for Price-Restricted Units Revised Submission November 7, 2023 submitted by Honeycomb Real Estate Partners, LLC and Vesta Corporation to the Chester Planning & Zoning Commission for Site Plan Approval. The Affordability Plan provides for thirty-six (36) affordable rental units, community space, management office and eight two-story buildings at 47 Middlesex Turnpike.

The Affordability Plan consists of thirteen (13) pages and a Schedule A which is contained in the Record.

3. The following integral conditions are hereby required in order to meet the public interest as set forth in CGS §8-30g:
 - a. The final design of the wastewater system is subject to review and approval by the Chester WPCA, including additional design calculations, plans, details and specifications for the proposed collection system and sanitary sewer connection to be provided by a qualified design engineer for approval by the WPCA. A community sewerage management agreement to ensure effective management of the system between the facility owner and the WPCA is required.
 - b. Testing of the closed stormwater management system, as supervised by the Town Consulting Engineer will be required prior to the issuance of Building Permits. Based upon the final review letter from the Town Consulting Engineers, Nathan L. Jacobson & Associates dated November 9, 2023, the final micro-grading will need to be done at the direction of the design engineer. Also, the design engineer will conduct full-time construction inspection during the liner installations for the subsurface detention systems.
 - c. Certified reports of performance of required maintenance of the Stormwater Management System shall be provided annually to the Town, via the Zoning Compliance Officer, for each of the first three years of system performance following installation and certification as to the required maintenance having been performed, shall be provided to the Town annually thereafter.
 - d. Certified records of Stormwater Management System maintenance shall be retained at the multi-family development rental office and shall be furnished upon request to the Zoning Compliance Officer.
4. Based upon the review letter from the Town Consulting Engineers, Nathan L. Jacobson & Associates dated November 9, 2023, the access through the Chesterfields property as shown on the site plans, will need the approval of the Fire Department and the Fire Marshal.
5. Contracts for snow removal services shall include requirements that contractors are “Green Snow Pro” trained for snow removal on driveway and parking lots. Maintenance records and any contract changes shall be preserved and open for review by the Zoning Enforcement Officer upon giving reasonable notice.

6. Final easement documents demonstrating sufficient emergency access as determined by the local Fire Marshal through the egress Gate between Buildings #1 and #8 on the Site Plan, and the parking lot belonging to Saint Theresa of Calcutta parish shall be provided for review and approval by Commission counsel. Said approved easement documents shall be filed on the Chester Land Records as part of the approved Plans, with certification as to clear title to the easements in content and form satisfactory to Commission counsel and the Fire Marshal.
7. Sidewalks along the parking lot and accessing the property from Middlesex Avenue as shown on the approved Plans, shall be a minimum of five feet in width and shall be constructed of concrete.
8. A striped crosswalk and a Stop Sign shall be added as an addition to the L.0 Layout Plan across the mouth of the proposed ingress and egress driveway.
9. The Applicant will work with the Town and the current or future owner of 132 Main Street to enable the continuous pedestrian corridor from 47 Middlesex Avenue over 132 Main Street to the existing sidewalk network on Main Street. If the Town determines that it is not feasible to obtain such a pedestrian corridor, the Applicant will be relieved of any obligation under this condition.
10. The doors for the dumpster enclosure shall remain closed unless actively being used or unloaded, and this requirement shall be permanently displayed on a dumpster door.
11. Areas for snow storage shall be depicted on the final site plans in such locations as approved by the Town Consulting Engineer, so as not to interfere with existing or proposed parking availability, for ingress/egress for apartment residents and for emergency vehicles. No snow shelf storage shall be located on property lines within 100 feet of adjacent wells.
12. The Applicant shall maintain compliance with the Housing Affordability Plan dated November 7, 2023 and referenced in Paragraph 2 above, the requirements of CGS §8-30g Seq.
13. The applicant shall make a request to the CT Department of Transportation (DOT) for a Warrant Analysis for a traffic light and/or pedestrian signal at the intersection of Middlesex Avenue and Main Street and at the crosswalk area from the applicant's driveway to St. Joseph's Church, and, if the DOT finds that signalization improvements are warranted on the basis of the applicant's projected increase in pedestrian or vehicular traffic, such improvements shall be paid for by the applicant. The request to the CT DOT shall be reviewed by the Town Engineer prior to being submitted for appropriateness of content.

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14. The deed restrictions for the affordable units shall be compliant with the model Department of Housing Regulations developed in furtherance of Connecticut General Statutes, Department of Economic and Community Development Regulations Section 8-30g-9.

Pat Bisacky seconded. Discussion took place.

Michael Sanders - Yea
Elaine Fitzgibbons - Yea
Patricia Bisacky - Yea
Henry Krempel - Nay
Keith Scherber - Yea
Randy Meyers - Yea
Michael Joplin (seated for Seth Fidel) - Nay
Steve Merola - Nay
Schubert Koong (virtually) - Yea

Motion passed 6 (in favor) to 3 (opposed).

Commission Member, Elaine Fitzgibbons, acknowledged and thanked Chair Sanders for his commitment and leadership to the PZC.

3. Adjournment

Pat Bisacky motioned to adjourn. Keith seconded.
The meeting adjourned at 8:59 pm.

Respectfully submitted by
Carlie Dailey

Appendix A

DRAFT FINDINGS- 47 Middlesex Avenue

1. Based upon the Benesch Traffic Report dated July 6, 2023 as supplemented, is the volume of traffic generated handled safely at the existing point of ingress/egress to Middlesex Avenue as shown on the site plans as revised through October 31, 2023?
2. Also based upon the Benesch Traffic Report as supplemented, can the traffic entering or exiting the site be handled safely with the levels of traffic on Middlesex Avenue?
3. Based upon testimony of the Applicant's traffic engineer, does traffic entering and exiting the site pose an unreasonable risk to pedestrians?
4. Based upon the letter from The Connecticut Water Company to Honeycomb Real Estate Partners dated August 23, 2023, is adequate domestic water and fire protection water available to the site?
5. Based on The Benesch Stormwater Management Report dated July 7, 2023, revised to November 03, 2023 and the November 9, 2023 review letter from the Town Consulting Engineers Nathan L. Jacobson & Associates, and the letter from the Town Consulting Engineers Nathan L. Jacobson & Associates dated November 16, 2023 reviewing two letters in the Record from Steven D. Trinkaus, P.E., does the closed stormwater management system for the proposed site reduce the peak flows and the total volume of stormwater that currently enters the Town stormwater system from the existing site, and improve the water quality of the stormwater leaving the site over existing conditions?
6. Based upon the Minutes of the Chester WPCA on May 4, 2023, is there sufficient capacity in the existing system to accommodate the proposed development, subject to additional conditions set forth in the letter from the Town Consulting Engineers Nathan L. Jacobson & Associates dated November 16, 2023?
7. Based upon the final review letter from the Town Consulting Engineers, Nathan L. Jacobson & Associates dated November 9, 2023, and subject to the conditions stated therein regarding final micro grading to be done at the direction of the design engineer, and that the design engineer will conduct full-time construction inspection during the liner installations for the subsurface detention systems, is the proposed stormwater management system adequate?
8. Is the location of the proposed development consistent with the Town Affordable Housing Plan recommendation as to locations and consistent with the Town Plan of Conservation and Development by increasing the availability of affordable housing stock?

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9. Do the 52 standard parking spaces and the 2 ADA compliant spaces on the plans meet State requirements of 1.5 parking spaces per unit, including 2 ADA compliant spaces?
10. Will a requirement that there be no snow shelf storage on any site property within 100 feet of a neighboring well be sufficient protection for neighboring wells?