

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT PLANNING & ZONING COMMISSION
MEETING

TOWN OF CHESTER, CONNECTICUT
PLANNING AND ZONING COMMISSION
REGULAR HEARING & PUBLIC HEARING
Thursday, March 14, 2024
Chester Town Hall and via TEAMS

CALL TO ORDER

Chairman Krempel called the meeting to order at 7:00 p.m. In attendance included Chairman Krempel, Michael Joplin, Elaine Fitzgibbons, Michael King, Steve Merola, Seth Fidel, Shubert Koong (TEAMS), Carlie Dailey seated for Randy Myers, Ron Amara seated for Keith Scherber, First Selectwoman Lignar, Selectwoman Bandzes, John Guskowski (TEAMS), Tyche, Ryan Scott, and Sean Scott.

AUDIENCE OF CITIZENS – No comments.

PUBLIC HEARING

Special Permit Application

New 50'x80' Commercial Building and Business Use at 35 Airport Industrial Park Road (Map 17, Lot 20). Applicant: Ryan and Sean Scott

The Public Hearing related to the above application resumed. Seated at the Public Hearing were Chairman Krempel, Michael Joplin, Elaine Fitzgibbons, Michael King, Steve Merola, Seth Fidel, Shubert Koong (TEAMS), Carlie Dailey seated for Randy Myers, Ron Amara seated for Keith Scherber.

Applicants provided an overview of the application (manufacture and fabrication of stone for wholesale) at the last meeting. Updated plans were distributed to commission members. No electronic versions of the document have been sent to the office. These plans have been reviewed and stamped by an engineer. The documents were reviewed by the Commission members.

Chairman Krempel opened the Public Hearing to the Audience of Citizens.

A woman in the audience spoke in favor of the application. She has known the Scotts and reported that they are great people and business owners.

Pat Bandzes spoke in favor of the application as the EDC welcomes new businesses to Chester.

Mr. Guskowski read a letter received from Mr. Schiavone, 80 Airport Industrial Park Road requesting that the Commission disallow the dry cutting of stone as a condition of the use of the property.

The applicants were present and addressed questions/comments posed by Commission members.

Mr. Guskowski reported that all appropriate abutters, per the regulations, have been notified of the application.

The Commission discussed the requirements and parameters of the tank that holds the “slurry” prior to disposal of same, and its location relative to the septic system.

Seth Fidel made a motion to close the Public Hearing. Steve Merola seconded the motion. The motion passed unanimously.

NEW BUSINESS

Presentation on Work Live Ride Legislative Proposal – Desegregate CT

Tucker Saws, Legislative Director, Desegregate CT provided an overview of the Work Live Ride bill under consideration at the Legislature. This initiative is focused on the Land Use aspect of transit-oriented development. The proposal was screenshared and Mr. Saws was available to address questions/comments posed by Commission members.

OLD BUSINESS

Special Permit Application

New 50’x80’ Commercial Building and Business Use at 35 Airport Industrial Park Road (Map 17, Lot 20). Applicant: Ryan and Sean Scott

Commission members discussed the application and Public Hearing comments.

Seth Fidel made a motion to approve the application with the following conditions:

- Plans to be modified to reflect that disposed stone will be trucked off-site.
- Subject to approval by Inland Wetlands, Sanitarian, and Building Official.
- No “dry” cutting will be permitted.
- Material storage will occur only as depicted on approved plan.
- All cutting will take place indoors.

Mike King seconded the motion. The motion passed unanimously.

REPORT OF OFFICERS AND SUBCOMMITTEES

Carlie Daily provided an update on RiverCog’s Regional Planning Committee (RPC) meeting. The Committee reviewed up-coming bills to be discussed at the Legislature. A spreadsheet has been created and includes the name and description of the bill.

Commission members discussed the Zoning Regulations. A legal review of the current regulations was recommended. The importance of a thorough review of the regulations by commission members was discussed/stressed.

At the next meeting, the agenda will include a discussion on the development of a regulation pertaining to unoccupied structures and the repurposing of these properties for the potential use as multi-unit housing.

BILLS FOR PAYMENT

Henry Krempel made a motion to pay the invoice received from Arch Law Group, LLC in the amount of \$6,012.50. Elaine Fitzgibbons seconded the motion. The motion passed unanimously.

COMMUNICATIONS, RECEIPT OF NEW PETITIONS, NEW APPLICATIONS RECEIVED AFTER POSTING OF AGENDA – None.

APPROVAL OF MINUTES – February 8, 2024

On a motion made and duly seconded, the minutes of the 2/8/24 meeting were unanimously approved as presented.

PENDING LITIGATION

John Guskowski reported that all parties met with the Judge relative to the 47 Middlesex Avenue appeal. The Judge did not dismiss the appeal. The appeal will take place on the Land Use Docket with a special qualified Judge familiar with Land Use issues. The next step includes the gathering of all documents related to the appeal, including a verbatim transcript of all Public Hearings. It is anticipated that the appeal will be heard in late summer 2024.

An appropriate amount to budget for legal fees related to the 47 Middlesex Ave. appeal was discussed. John Guskowski will reach out to the attorney for a cost estimate.

Carlie Dailey made a motion to add to the Planning and Zoning Commission's legal budget an amount as determined by the attorney for legal expenses associated with the 47 Middlesex Avenue appeal. Michael Joplin seconded the motion. The motion passed unanimously.

ADJOURNMENT

Mike King made a motion to adjourn the meeting. Seth Fidel seconded the motion. The motion passed unanimously.

Respectfully submitted,

Suzanne Helchowski
Clerk