

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

TOWN OF CHESTER, CONNECTICUT
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Thursday, May 9, 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: Michael Joplin, Randy Myers, Elaine Fitzgibbons, Michael King, Steve Merola, seated for Seth Fidel was Carlie Dailey and seated for Shubert Koong was Ron Amara. Also in attendance included: John Guskowski (TEAMS), Selectwoman Bandzes, and Zoe Chatfield (TEAMS).

AUDIENCE OF CITIZENS

On a motion made and duly seconded, the order of the agenda was amended to allow for a discussion of the 44 Maple Street application. The motion passed unanimously. (Note, this discussion would have taken place under agenda item 8, "Communications, receipt of new petitions, new applications received after posting of Agenda").

The property owner of 44 Maple Street is requesting that the Commission "split" his 1-acre property to allow for the construction of a small, 1,300 sq. ft. house. If approved, he would move into the small home and his children will live in the large house on the property.

Zoe Chatfield, outlined the multi-step process. The first application for consideration would be to change the map to allow this parcel to be zoned R1/2. The second application would be to sub-divide the lot.

On a motion made and duly seconded, the application was received and a Public Hearing will be scheduled at a future Commission meeting. The motion passed unanimously.

PUBLIC HEARING – None.

NEW BUSINESS

Text Amendment Discussion – Adaptive Reuse for Multi-Family Housing

A draft of the text amendment was included in the Commission's packet for consideration. The document was screenshared and discussed. Zoe Chatfield, Tyche, will update the document per Commission member's comments. Zoe and John were available to address questions/comments posed by Commission members.

Public Hearings on the text amendment will be scheduled at the appropriate time.

John Guskowski reported on the recently passed legislation, House Bill 5474. The proposal requires municipalities to allow developers to convert vacant nursing homes into multifamily housing. The Town must develop regulations to make nursing homes into multifamily housing via the Administrative Process, without a Public Hearing.

OLD BUSINESS – None.

REPORT OF OFFICERS AND SUBCOMMITTEES – None.

BILLS FOR PAYMENT - None.

COMMUNICATIONS, RECEIPT OF NEW PETITIONS, NEW APPLICATIONS RECEIVED AFTER POSTING OF AGENDA – see above.

PENDING LITIGATION

John Guskowski reported that 4 parties (Town, developer, 2 neighbors) attended the mediation session related to 47 Middlesex Avenue. After negotiations it was decided that there was no settlement immediately pending and the case will proceed to trial, probably in the Fall.

Commission members discussed the protocol for enforcing conditions placed on approved permits. The location in question required that trees be planted for privacy purposes. John Guskowski outlined the process and stated that if a property owner is not following the regulations, terms or conditions, it is subject to enforcement at the discretion of the ZEO. If a complainant disagrees with the ZEO, they may appeal the decision to ZBA.

Zoe Chatfield reported that she visited the property in question and newer plantings were in place. The property owner is open to plant additional trees.

Pat Bandzes reported that the BOS will request an 8-24 referral from PZ for the N. Main Street property.

ADJOURNMENT

On a motion made and duly seconded, the meeting was unanimously adjourned.

Respectfully submitted,

Suzanne Helchowski
Clerk