

Chester Planning & Zoning Commission

Minutes

December 8, 2022

Page 1 of 3

1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, December 8, 2022 at the Town Hall with Vice Chair Patty Bisacky calling the meeting to order at 7:00 P.M.

2. Roll Call and Seating of Alternates:

Commission members present and seated were Pat Bisacky, Seth Fidel, Elaine Fitzgibbons, Shubert Koong, Henry Krempel, Steve Merola, Bettie Perreault, and Peter Zanardi (seated for Michael Sanders). Also present were Attorney Michael Cronin, Mitchell deLorenzo, John Schiavone, Rich Tsou and, attending as a private citizen and not a member of the Commission, Keith Scherber. Participating via ZOOM was Zoning Compliance Officer John Guszowski.

3. Audience of Citizens: Nobody spoke at this time.

4. Public Hearing: Application for a Special Exception: AIS Properties LLC dba Regional Restrooms, Inc. – Outdoor storage of clean, dry portable restroom units (porta-potties) and a site fence/screed installed.

Seated were: Pat Bisacky, Seth Fidel, Elaine Fitzgibbons, Shubert Koong, Henry Krempel, Steve Merola, Bettie Perreault, and Peter Zanardi (seated for Michael Sanders).

The Legal Notice was read into the record.

Applicant provided information on the formation, organization and operations of the organization, which currently operates from the Olsen Sanitation site on Industrial Park Road. A visual presentation of the site was shown and referred to throughout the presentation. Applicant advised no buildings are proposed at this time; rolled asphalt millings will be used for the connecting access area, stored units will be moved by hand truck to the abutting property for transport; units will be clean upon arrival for storage; a maximum of 200 units for off-season storage, with as few as 20 units at other times; vehicles are not expected on the site as a general rule.

Attorney Michael Cronin, representing client Keith Scherber (a nearby property owner) stated that in his opinion, the application does not meet the requirements of the Zoning Regulations, specifically Section 80, with screening and visibility issues a concern. Commission members raised numerous questions, to which Cronin and/or the applicant responded.

John Schiavone, another business owner on Industrial Park Road, read a memo with attached photo that was distributed to Commission members into the record. He

Minutes

December 8, 2022

Page 2 of 3

spoke in some detail about screening, site visibility to other nearby properties, and possible impact on a 100-foot Inland Wetlands set-back requirement.

Attorney Cronin stated he had “strong objections” to an approval that included conditions for which no plan or information that has been prepared/approved by a qualified professional engineer had been submitted.

On Motion made at 8:04 P.M. by Bettie Perreault, seconded by Shubert Koong, the Public Hearing be continued, with the applicant requested to provide information addressing screening concerns and other matters brought up during this session when the Public Hearing resumes.

5. Old Business

- a. Proceedings of Public Hearing: Public Hearing: Application for a Special Exception: AIS Properties LLC dba Regional Restrooms, Inc. – Outdoor storage of clean, dry portable restroom units (porta-potties) and a site fence/screed installed.

With the vote to continue the Public Hearing, the Commission will resume the Hearing at its January 12, 2023 meeting pending receipt of requested information from the applicant.

- b. Update on status of regulations in the Gateway Conservation Zone: There was no additional information available.
- c. Status of RiverCOG region Comprehensive Economic Strategy: There was no additional information available.
- d. Plan of Conservation and Development: There was nothing to report.
- New Business: Regular meetings of the Planning & Zoning Commission will be scheduled for the second Thursday of each month during 2023.

6. Other – Guests or Members: There were none present.

7. Report of Officers and Subcommittees: There was nothing reported.

8. Report of Zoning Compliance Officer

ZCO Guszowski reported that planting of vegetation on the Rook property at the end of Dock Road would be done in the spring; notice of violation remains in effect until remediation measures are completed and approved. Oversight by RiverCOG and local officials will be done to ensure the restoration meets requirements.

Minutes

December 8, 2022

Page 3 of 3

The zoning violation on Butter Jones Road property that is currently in foreclosure is being followed; future actions in connection with the zoning issues will be on “hold” until that action is finalized. The permits issued database was also provided.

9. Legislative Update: Guskowski advised that, while the legislature is not yet in session, changes in committee leadership following the election, and preview of possible legislation, will mean that local land use officials will need to be vigilant as bills are introduced, reviewed and voted to ensure they accurately reflect local concerns and issues.

10. Bills for Payment: **Hartford Courant invoice in the amount of \$92.58 was unanimously approved for payment on Motion by Peter Zanardi, seconded by Seth Fidel.**

11. Communications, Receipt of New Petitions, New Applications

- a. Receipt of Application for Special Exception submitted by the Connecticut Water Company for property located at 73 Goose Hill Road: The CT Water Company will be adding onto its existing backwash system by building a sub-grade concrete holding tank and building drying beds on a portion of property east of the Main facility.

On Motion by Henry Krempel, second by Shubert Koong, the application from the CT Water company was accepted and will be scheduled for a Public Hearing at the January 8, 2023 meeting was unanimously approved.

12. Approval of Minutes: November 10, 2022 Regular Meeting

On Motion by Steve Merola, seconded by Henry Krempel, the minutes of the November 10, 2022 meeting were unanimously approved, with the correction of the spelling of member Keith Scherber’s name.

13. Pending Litigation: There is no pending litigation at this time.

14. Adjournment

There being no further business to come before the Commission,

On Motion by Shubert Koong, seconded by Seth Fidel, the meeting adjourned at 8:12 P.M.

Respectfully submitted,

Bettie Perreault, Secretary