

Chester Planning & Zoning Commission  
**Hearing Minutes**  
June 8, 2023 Public Hearings

1. Call to Order

The Chester Planning & Zoning Commission convened a hybrid meeting on Thursday, June 8 with virtual participation via TEAMS to conduct two public hearings. Chair Michael Sanders called the meeting to order at 7:02 P.M.

2. Roll Call and Seating of Alternates: - Commission members attending in person at Town Hall and seated for the public hearings were Michael Sanders, Pat Bisacky, Bettie Perreault, Steven Merola, Keith Scherber, Seth Fidel, Elaine Fitzgibbons, and Peter Sanardi seated for Henry Krempel. Attending via TEAMS was Commissioner Shubert Koong and Zoning Compliance Officer John Guskowski. There were numerous members of the public also in attendance including the applicants Jonathan Rapp and David Fitzsimmons who presented during the public hearing.
2. **Public Hearings** - The Notice of Public Hearing was read by Commission Secretary Bettie Perreault.

**Public Hearing 1 - Application for Special Exception for construction of 3,000 square foot industrial building and associated site improvements at 30 Airport Industrial Park Road (Map 17, Lot 18) in the RLM District. Applicant: David C. Fitzsimmons.**

Michael Ott, PE presented the application on behalf of the applicant, David C. Fitzsimmons.

Mr. Ott and Mr. Fitzsimmons the applicant presented details of the application and answered questions from the Commission on particular issues such as the type of work to be conducted, the level of noise expected, hours of operation, outdoor storage of equipment, overnight parking of vehicles, site lighting, the types of materials that will be worked on in order to determine any potential off-site environmental impacts, etc.

There was no building elevation or profile provided. Commission members and the public could only review the site plans and cut sheets as presented. The building size was stated to be 50'x60'x15' high. There were no additional plantings. Existing scrub and woodland growth on the west side of the property along Route 145 would be retained.

A letter of support was received from John Schiavone who operates a business in the industrial park and was read into the record.

There being no further questions from the Commission or comments from the public, the hearing was closed. The applicant was advised that he could stay for the later discussion of the application during the regular meeting.

**Public Hearing #2 - Application for modification to existing Special Exception for expanded outdoor dining at 69 Main Street (Map 14, Lot 540) in the Chester Village District. Applicant: Jonathan Rapp.**

Applicant Jonathan Rapp presented his application to request a modification to his existing Special exception in order to be granted a permanent extension of his open-air dining permit. During COVID, state law had pre-empted and Planning and Zoning Commission approval process, but with the expiration of that law, the Commission now has an approval role.

Mr. Rapp described the capacity of the new outdoor dining, the layout of tents and tables and his intention to potentially add an outdoor bar onto the patio.

Discussion ensued regarding public safety access, permitting for the tent, etc.

A number of members of the public spoke in support of the application including Connor Johnson, Mandy Carroll, Kathy Craig(?), Robert Galbraith, Chris LaRosa, Luke Jura, Ted Moynihan, and Miller Gormley. Mr. Johnson also presented petitions (both on-line and original) of 698 persons expressing support for the seasonal outdoor dining.

Abutting neighbor, Jean Davies, also submitted a letter of support but with some suggestions for how the Commission could deal with general outdoor dining issues and how the application approval could be conditioned to improve accountability from her point of view.

Cindy Legnar and Pat Bandzes from EDC provided support for this application.

The application also received support from the Fire Marshal for the proposed layout and paths of access.

Upon motion and second, the Commission voted to close this portion of the hearing.

Respectfully submitted,

*Michael Sanders*

*Chair*