

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412



Telephone: 860-526-0013  
Facsimile: 860-526-0004  
Web page: chesterct.org  
Email: info@chesterct.org

Planning & Zoning  
860-526-0013, Ext 208  
Email: ZoningOfficial@chesterct.org

### APPLICATION FOR A SPECIAL EXCEPTION

Refer to Section 120 of the Chester Zoning Regulations FEE: \_\_\_\_\_

1. Property Owner's Name: BRIA & TYLER GILBERT
2. Property Owner's Address: 45 MAIN ST., CHESTER, CT 06412
3. Telephone Number: (415) 361-1456 Email: brimgilbert@gmail.com
4. Applicant's Name: JOHN R. SCHROEDER, IAIA LLC
5. Applicant's Address: 69-2 MAIN ST., CHESTER, CT 06412
6. Phone Number: (860) 526-5838 Email: jschroeder@arizona.com
7. Location of Premises: 43, 45, & 47 MAIN ST.  
 Map 1A Street Number 544 Street Name H-1 Zoning District D-1 Total Acres \_\_\_\_\_  
 Lot \_\_\_\_\_
8. Description of all proposed uses and all proposed improvements: (SEE ATTACHED)

The Planning and Zoning Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provision of Section 13/20 of the Chester Zoning Regulations.

Accompanying this application form are the following:

- a. A complete and comprehensive statement describing the proposed changes in use and/or improvements for which such Special Exception is requested.
- b. A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances.
- c. A list of names and addresses, with Tax Map and Lot numbers of owners of all land abutting, and directly across the street from the land to which this application relates.
- d. A site development plan, pursuant to Section 120C of the Zoning Regulations, prepared or approved by a registered professional engineer or surveyor, showing all information required to determine compliance with the Zoning Regulations.
- e. Fifteen (15) copies of all documents, maps and statements must be submitted.

I certify that all of the information on this application, including that shown on the site plan, and on any attachments, is correct as of the date below and is complete to the best of my knowledge.

Owners: \_\_\_\_\_ Date: 9/29/20

Applicants: [Signature] Date: 9/29/20

Application Number: SE 10-05-20

Date Received: 10-05-20

Fee Paid: \$531.00 Check #/Cash: 338

Granted: \_\_\_\_\_ Denied: \_\_\_\_\_

Zoning Compliance Officer: \_\_\_\_\_

Date: \_\_\_\_\_

## **43, 45, 47 Main Street Additions and Renovations Special Exception Application (10-8-20)**

### **43 Main Street:**

Use: Existing Use to be Maintained - Residential – Apartment (2-Level) – General Principal Use (GP).

Improvements: Renovation of roof dormers (front and rear); Relocation of front entry door and window; Lower shed roof extension; Rear deck replacement; Rear window replacement; Exterior painting; misc. interior upgrades.

### **45 Main Street:**

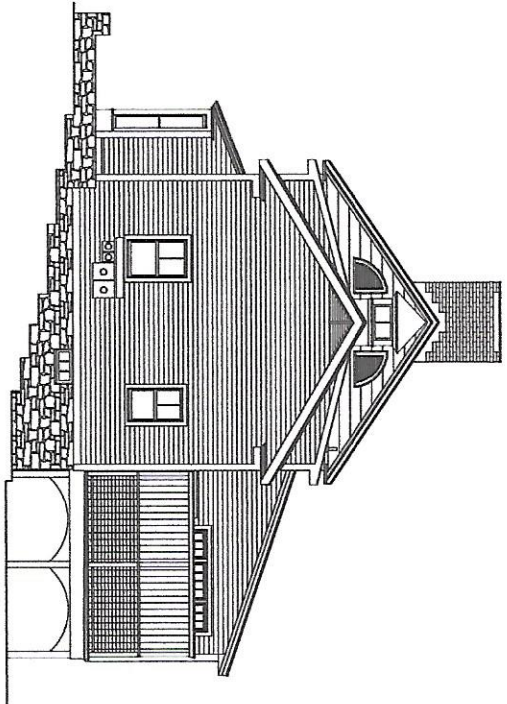
Use: Retail/Coffee Shop (First Floor) – General Principal Use (GP); Offices – Professional (Second Floor) – General Principal Use (GP).

Improvements: First Floor bump-out with new bay windows, front door, and shed roof; Rear deck replacement; Rear window replacement; Exterior painting; misc. interior upgrades including new central stair.

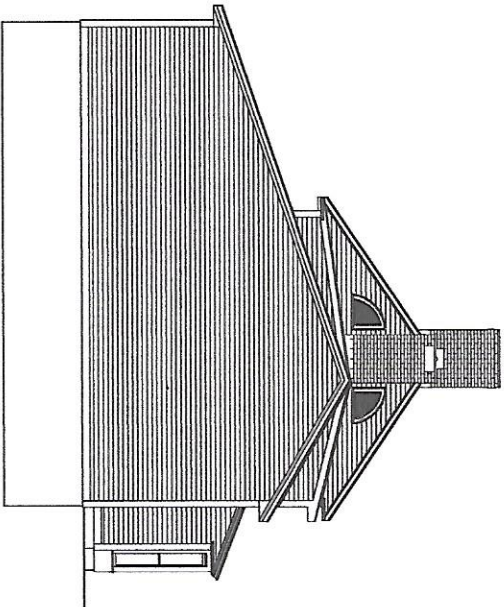
### **47 Main Street:**

Use: Offices – Professional (2-Level) – General Principal Use (GP).

Improvements: New higher roof with shed dormers (front and rear) and cupola; Existing covered porch infill with new windows; Lower shed roof extension; Rear deck replacement; Rear window replacement; Exterior painting; misc. interior upgrades.



1 SOUTHEAST EXTERIOR ELEVATION  
1/4" = 1'-0"



2 NORTHWEST EXTERIOR ELEVATION  
1/4" = 1'-0"

NOT FOR CONSTRUCTION



John R. Schroeder, AIA  
652 Main Street  
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E: jrschroeder@naa.com

# 43, 45, & 47 MAIN STREET ADDITIONS & RENOVATIONS CHESTER, CONNECTICUT 06412

TYPE  
PLANNING &  
ZONING  
SUBMISSION

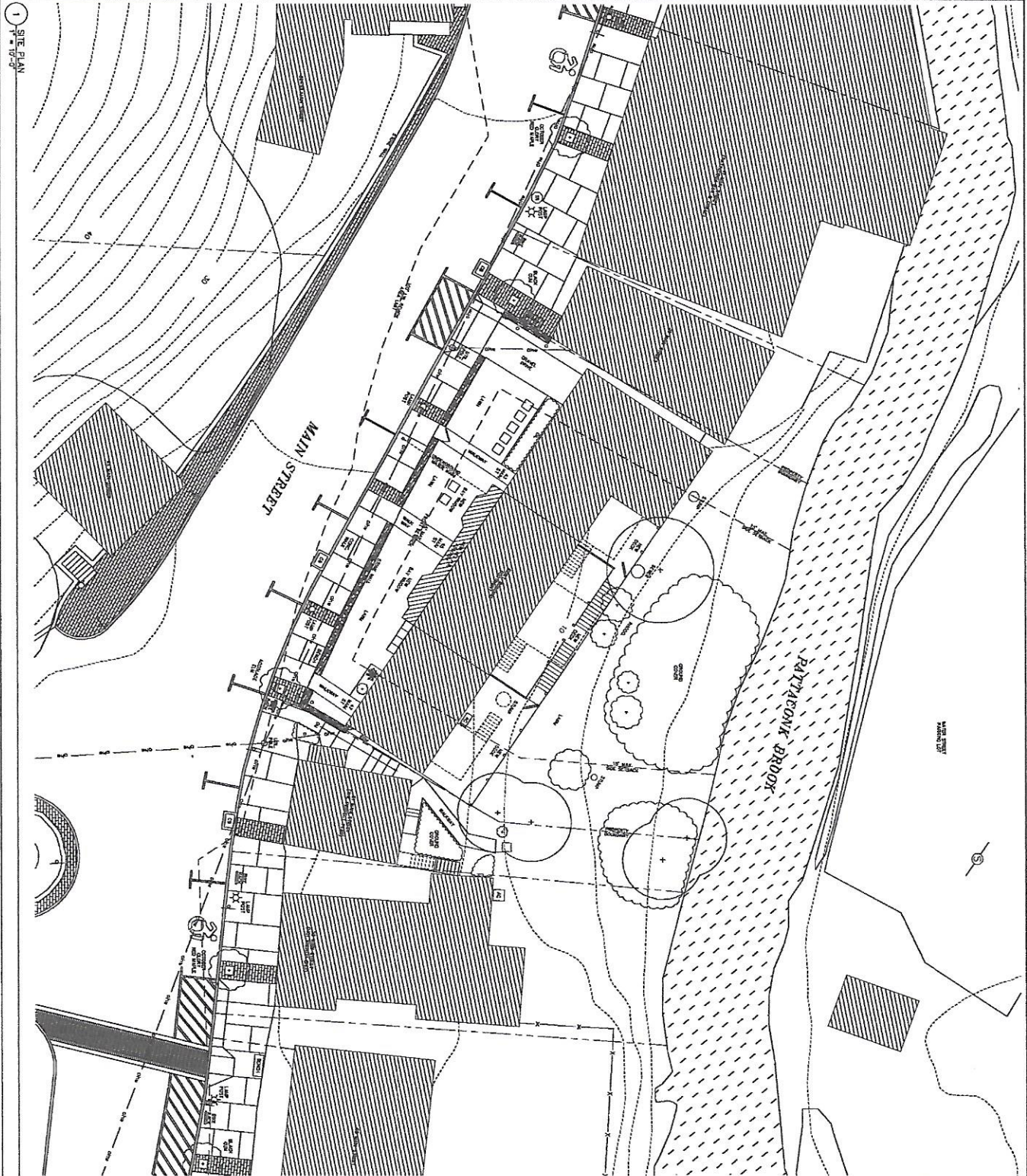
DRAWING NAME  
EXTERIOR  
ELEVATIONS

© 2009 JOHN R. SCHROEDER, AIA, LLC

SCALE: 1/4" = 1'-0" DATE: 10/27/2009  
DRAWN BY: JRS/ML CHECKED BY: JRS

DIRECTION:

SHEET  
A4.1



1 SITE PLAN

- GENERAL SITE NOTES:**
1. SITE SURVEY INFORMATION OBTAINED FROM CHESTER PLANNING & ZONING DEPARTMENT. CONSULT WITH THE DEPARTMENT FOR ANY CHANGES TO THE SURVEY DATA.
  2. SITE PLAN SHOWS EXISTING AND PROPOSED IMPROVEMENTS.
  3. SITE WORK CONSISTS OF WORK INDICATED BY HATCHING.

**ZONING SUMMARY:**  
 ADDRESS: 43-47 MAIN STREET CHESTER, CT 06412  
 MAP: 14/714  
 OWNER: GREGG, TERRY H. TRUSTEE & GILBERT, BRUCE W. TRUSTEE  
 ZONE: VILLAGE DISTRICT - DISTRICT 1  
 SUB-DISTRICT: D-1 - RESIDENTIAL-SUB-DISTRICT 1  
 UNL. LOT AREA: EXISTING  
 UNL. LOT WIDTH: EXISTING  
 UNL. LOT DEPTH: EXISTING  
 PLAN Y. DEVELOPMENT PER. 1/2 ACRES: 6  
 UNL. FRONT SETBACK: EXISTING (15' MAX.)  
 UNL. SIDE SETBACK: EXISTING (15' MAX.)  
 UNL. REAR SETBACK: EXISTING (15' MAX.)  
 MAX. BUILDING COVERAGE: 100%  
 MAX. BUILDING HEIGHT: 35'

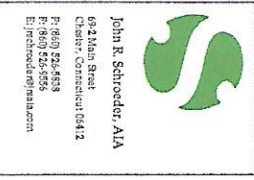
NOT FOR CONSTRUCTION

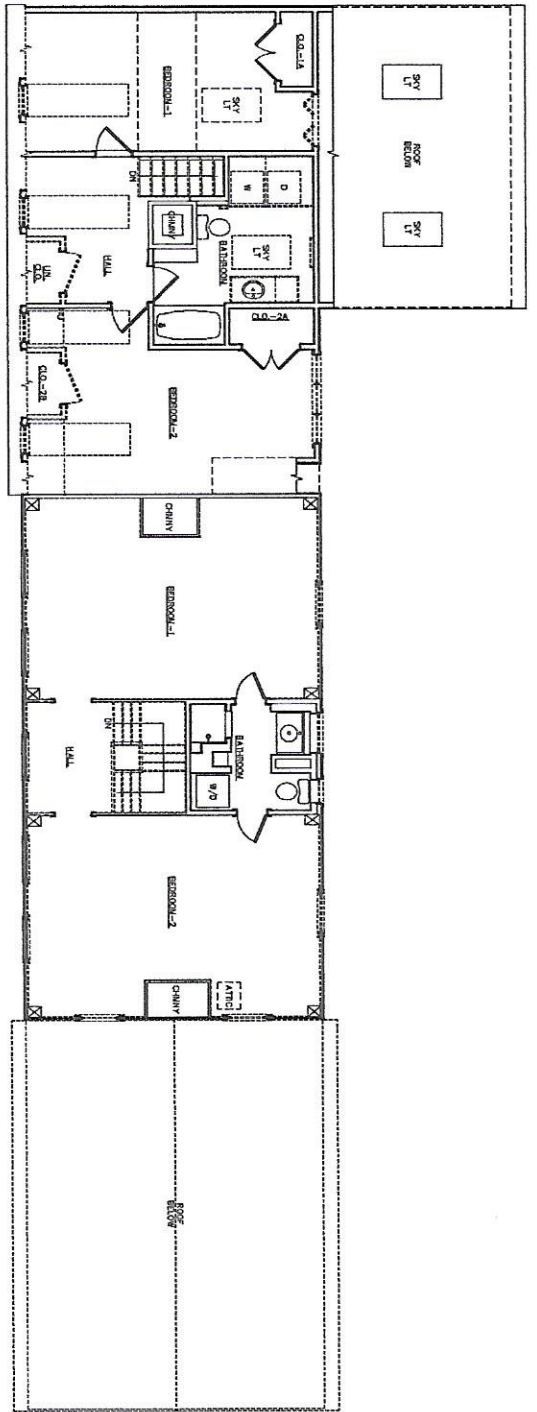
© 2023 JOHN R. SCHROEDER, AIA, LLC  
 SCALE: AS SHOWN  
 DATE: 10/2/2023  
 DRAWN BY: JAV/VA  
 CHECKED BY: JRS  
 SHEET: 3 OF 3

PROJECT:  
**PLANNING & ZONING SUBMISSION**  
 DRAWING NAME:  
**SITE PLAN**

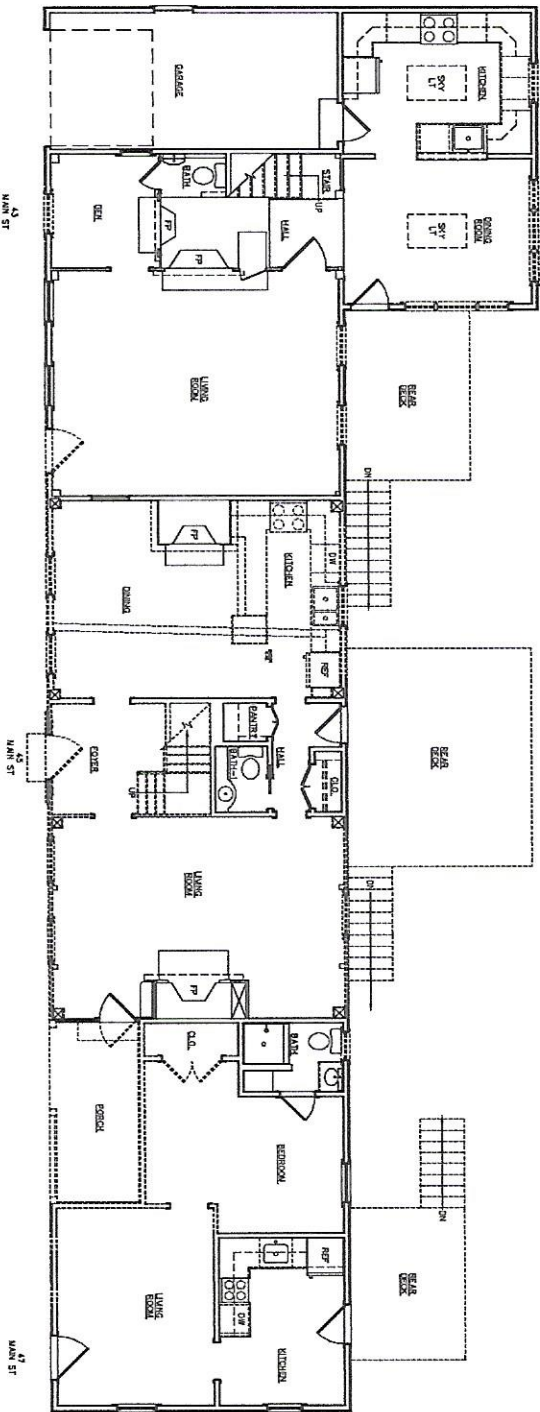
# 43, 45, & 47 MAIN STREET ADDITIONS & RENOVATIONS CHESTER, CONNECTICUT 06412

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 632 Main Street  
 Chester, Connecticut 06412  
 P: 860 264-8183  
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 E: jrschroeder@jrsna.com







2 2ND FLOOR DEMOLITION PLAN




1 1ST FLOOR DEMOLITION PLAN

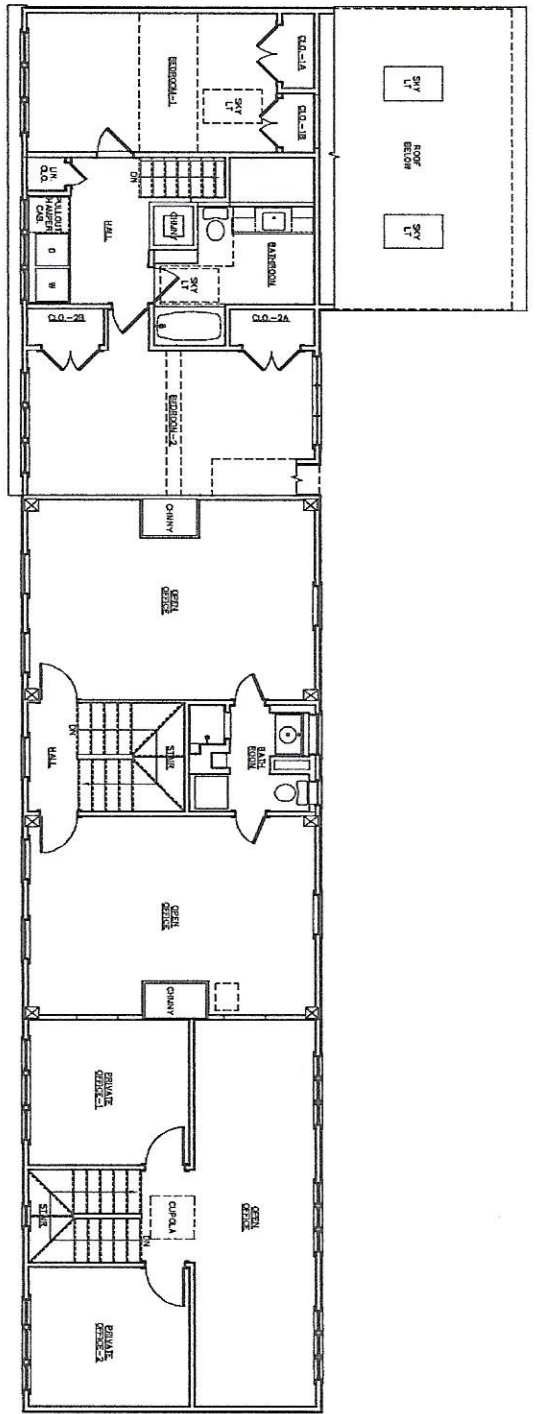
NOT FOR CONSTRUCTION

	DATE	10/2/2022
	SCALE	1/8" = 1'-0"
	PROJECT	AD1.0
	DRAWN BY	AD

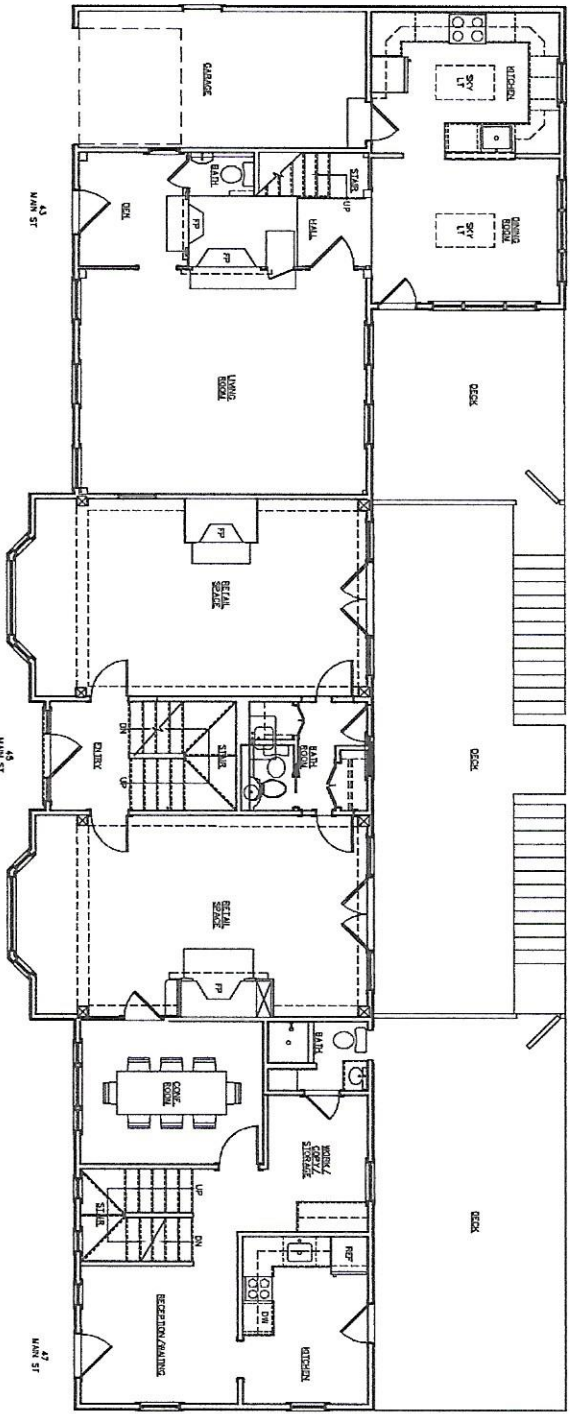
PAGE: 1  
 PROJECT: 43, 45, & 47 MAIN STREET  
 ADDITIONS & RENOVATIONS  
 CHESTER, CONNECTICUT 06412  
 SUBMISSION: PLANNING & ZONING  
 DEMO PLAN: 1ST & 2ND FLR.  
 DRAWING NAME: 1ST & 2ND FLR. DEMO PLAN  
 © 2022 JOHN R. SCHROEDER, AIA, LLC



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2 2ND FLOOR PLAN



1 1ST FLOOR PLAN

NOT FOR CONSTRUCTION



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 49414th Street  
 Chester, Connecticut 06412  
 Phone: 824-8838  
 Fax: 824-5528  
 jrschroeder@jrsaa.com

# 43, 45, & 47 MAIN STREET ADDITIONS & RENOVATIONS CHESTER, CONNECTICUT 06412

PROJECT:  
 PLANNING &  
 ZONING  
 SUBMISSION

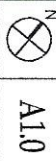
DRAWN BY:  
 1ST & 2ND  
 FLOOR PLAN

DATE: 10/17/2023

SCALE: AS SHOWN

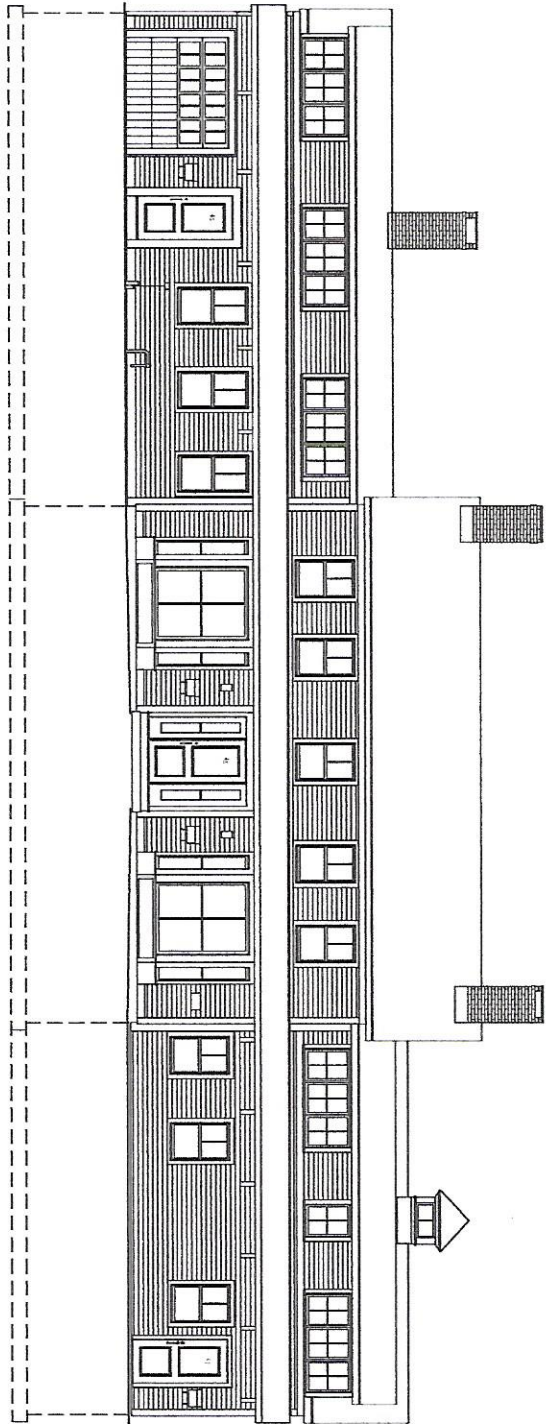
DRAWN BY: JRS/ML

CHECKED BY: JRS  
 DATE: 9/27

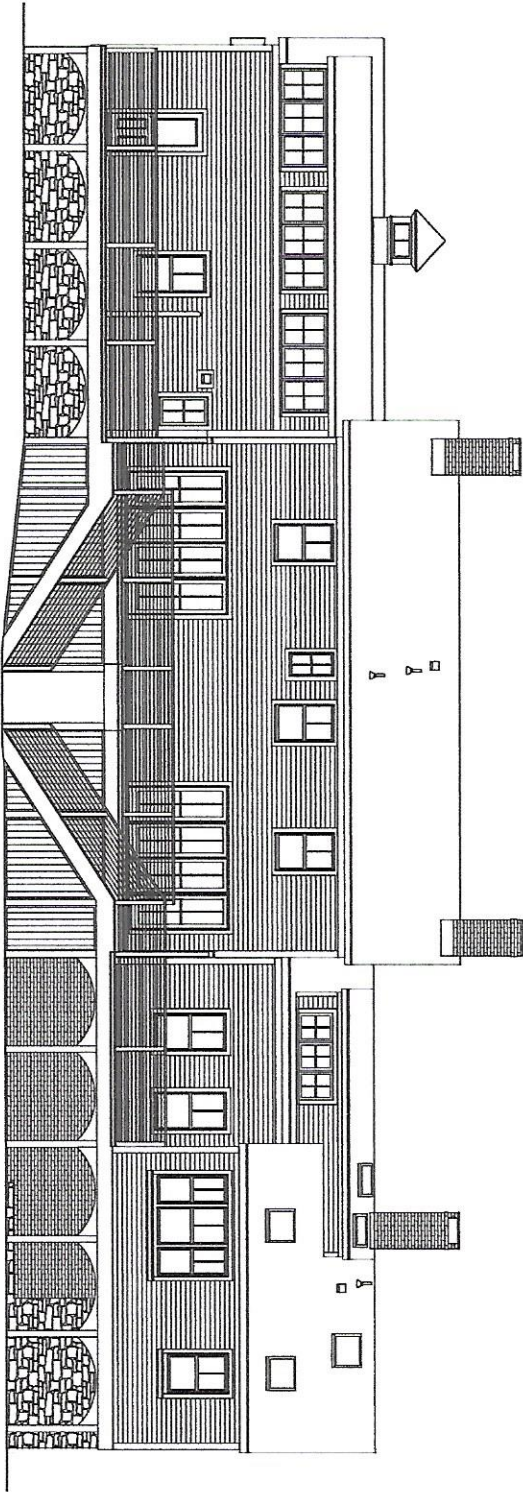


A1.0

1. SOUTHWEST EXTERIOR ELEVATION



2. NORTHEAST EXTERIOR ELEVATION



NOT FOR CONSTRUCTION



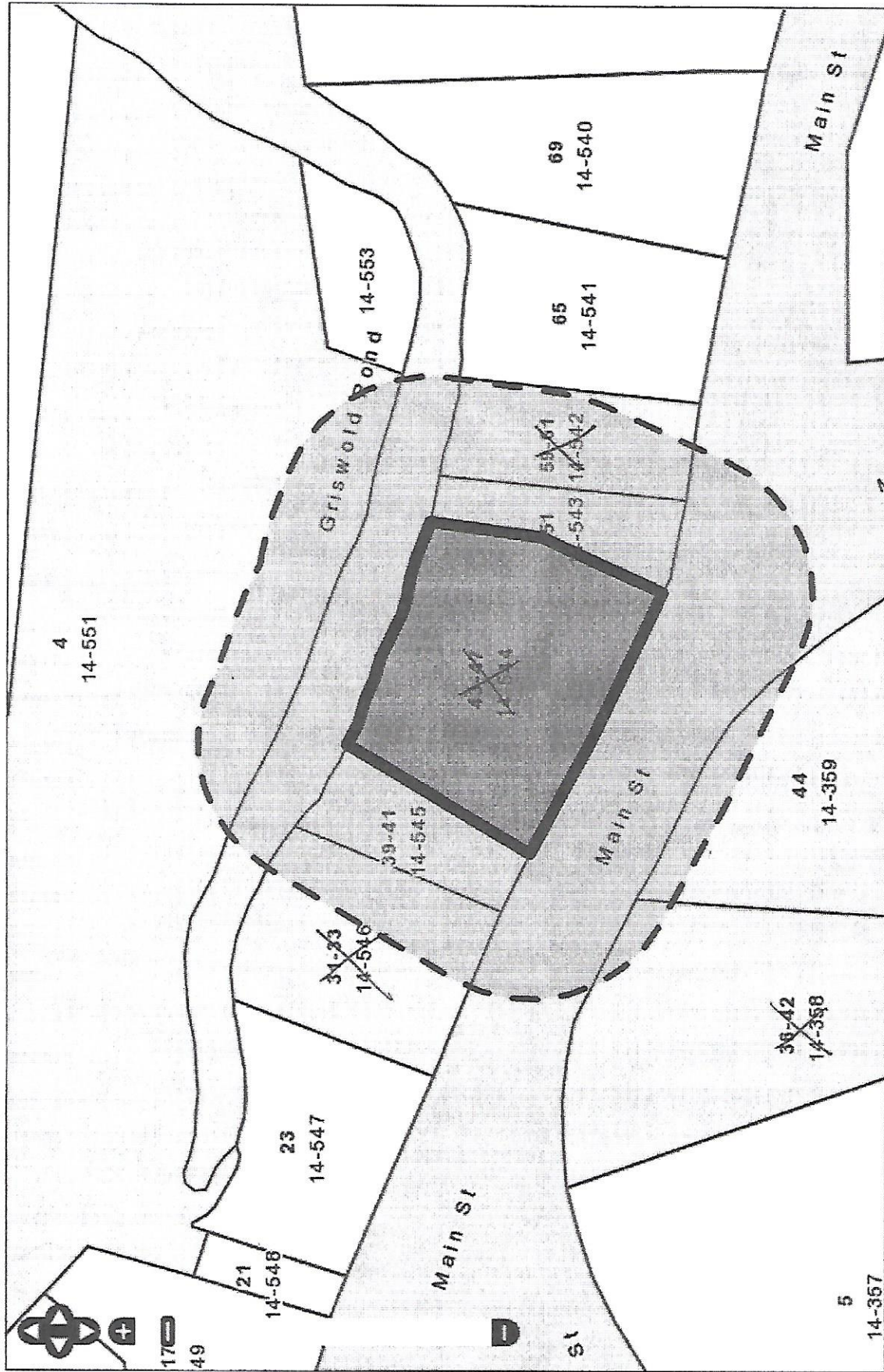
John R. Schroeder, AIA  
 652 Main Street  
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 P: (860) 824-4338  
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 E: jrschroeder@maina.com

# 43, 45, & 47 MAIN STREET ADDITIONS & RENOVATIONS CHESTER, CONNECTICUT 06412

PHASE:  
 PLANNING &  
 ZONING  
 SUBMISSION

DRAWING NAME:  
 EXTERIOR  
 ELEVATIONS

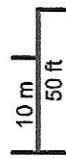
© 2020 JOHN R. SCHROEDER, AIA, LLC	SCALE: AS SHOWN	DATE: 10/17/2020
DRAWN BY: JRM/AIA	CHECKED BY: JRS	
SECTION:	9/2021	A4.0



**Town of Chester, Connecticut**

**Selected Parcel: 43-47 MAIN ST ID: 14-544**

Printed 4/2/2020 from <http://www.mainstreetmaps.com/ct/chester/public.asp>



**MainStreetMaps**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Chester, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



~~Parcel ID: 14-358  
CHESTER COVE LLC  
PO BOX 360  
CHESTER CT 06412~~

Parcel ID: 14-359  
ROBINSON PRISCILLA M  
PO BOX 326  
CHESTER CT 06412

~~Parcel ID: 14-542  
L & E REAL ESTATE LLC  
59-61 MAIN ST  
CHESTER CT 06412~~

Parcel ID: 14-543  
GRIMMER LAURA  
51 MAIN ST  
CHESTER CT 06412

Parcel ID: 14-544  
CORMIER RYAN E & CORMIER DEVON  
C  
36 CEDARWOOD LANE  
OLD SAYBROOK CT 06475

Parcel ID: 14-545  
AMERICAN LIGHT LLC  
C/O WILLIAM L SCHAEFFER  
PO BOX 296  
CHESTER CT 06412

~~Parcel ID: 14-546  
33 MAIN ST-CHESTER LLC  
4 OLD DEPOT RD  
CHESTER CT 06412~~

Parcel ID: 14-551  
CHESTER CENTER LLC  
PO BOX 450  
CHESTER CT 064120450



