

Chester Planning & Zoning Commission
Meeting Minutes
March 11, 2021
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1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, March 11, 2021 via ZOOM. Chair Jon Lavy called the meeting to order at 7:03 P.M.,

2. Roll Call and Seating of Alternates:

Commission members attending via ZOOM and seated were Jon Lavy, Michael Sanders, Seth Fidel, Elaine Fitzgibbons, Henry Krempel, Steve Merola, Bettie Perreault, Keith Scherber, Peter Zanardi, Alternates Pat Bisacky, Andrew Landsman and Shubert Koong. Also present was Zoning Officer John Guskowski.

3. Audience of Citizens: there were none present

4. Old Business

a. Discussion of Gateway Standards: pending further review, there was no discussion.

5. New Business: there was nothing brought up at this time.

6. Other – Guests or Members: there were no guests present.

7. Report of Officers and Subcommittee

a. Report of Zoning Officers: John Guskowski reported on the following:

- Correspondence and accompanying information received from Brooke Gondek, CT DEEP regarding CT DEEP LWRD Reorganization and a new coastal contact for CSPR/Zone change/POCD referrals.
- Receipt of application for Special Exception in connection with outdoor classroom at Chester Elementary School, 23 Ridge Road. Public Hearing will be scheduled for next regular meeting on April 8, 2021.
 - Discussion of responsibility for notification of abutting property owners in connection with such applications. (Currently Town is performing this task. Modification of the Zoning Regulations to require submitting applicant to provide proof of notification as a part of the application process to be proposed.)
- Properties in disrepair are being reviewed by Town officials; measures to alleviate such situations are under consideration.
- Review of activities of a tenant on Inspiration Lane and off-gassing impacting other tenants is ongoing.
- Auto repair activities in the Castle View neighborhood are being investigated and documented; appropriate actions will be forthcoming.
- Two applications for variances have been received by the Zoning official, who is working with the Chair of the Zoning Board of Appeals to schedule Public Hearings.

On Motion by Seth Fidel, seconded by Henry Krempel, the Commission will hold a Public Hearing on April 8, 2021 to modify Section 120.F of the Zoning Regulations to clarify the responsibility for sending notification, in writing, to all abutting property owners. Any reference to fee charges in connection with such notification to be the responsibility of the applicant. The motion passed unanimously.

- Senator Norman Needleman held a “listening session” with constituents from towns he represents, allowing municipalities to share information of mutual interest. Legislative initiatives for the current session were noted. Affordable housing, accessory dwelling units, short-term rentals, potential extension of outdoor dining regulations, time limit for lapsed non-conforming uses were among the items discussed.
- Communication in connection with the under-construction proposed restaurant at Chester Point Marina was noted. Zoning officials are reviewing documentation and historic files in connection with the activity.

Michael Sanders requested additions to future regular meeting agendas to include items for reporting on RiverCOG activities and for legislative activities and actions.

8. Bills for Payment: none had been received at this time.
9. Communications, Receipt of New Petitions, New Applications received after posting of Agenda:
 - a. Application for Special Exception has been received from the Town of Chester in connection with 23 Ridge Road for an Open-air Meeting Space at Chester Elementary School. There will be no fee charged in connection with the application.

On Motion by Peter Zanardi, seconded by Seth Fidel, the Commission officially received the Application and will hold a Public Hearing on Thursday, April 8, 2021. The motion passed unanimously.

10. Approval of Minutes: February 11, 2021 Regular Meeting

On Motion by Henry Krempel, seconded by Steve Merola, the minutes of the February 11, 2021 meeting were unanimously approved.

11. Pending Litigation: There is no pending litigation.

12. Adjournment

There being no further business to come before the Commission,

On Motion by Henry Krempel, seconded by Seth Fidel, the meeting adjourned at 7:33 P.M.

Respectfully submitted,

Bettie Perreault, Secretary