

CONTINUED PUBLIC HEARING - Application for Special Exception #20-02 submitted by James Hays, Hays Haven Marina to change existing office and store area into take out restaurant on property located at 61 Railroad Avenue, Chester, Connecticut, Tax Map 10, Lot 196, Waterfront District.

Jamie Hays was present. Chairman Lavy read an email from Mr. Weselcouch into the record dated July 9, 2020 in opposition to the application.

Lavy noted each Commission member was to visit the area of Grote Road and Railroad Avenue to observe traffic patterns.

Chairman Lavy asked if there was anyone in the audience that wished to speak either in favor or in opposition to this application. Let the record show that no one spoke at this time.

Mr. Hays noted they would not have a liquor license, only serving breakfast and lunch. Hays noted they have a 5 mile speed limit in the marina and would to outreach to the community to slow down on Grote Road and Railroad Avenue. Bettie Perreault noted there should be approval for the additional load to the septic system. Mr. Hays noted the rest rooms are located within 100' of the building just north.

**Motion by Perreault, second by Sanders, to close the public hearing at 7:15 PM.
Unanimously Approved.**

PUBLIC HEARING - Application for Special Exception #20-03 submitted by Tim and Kathy McDevitt for apartment over garage for property located at 226-8 Middlesex Avenue, Chester, Connecticut 06412, Tax Map 5, Lot 13, Zone R2.

Kathy and Tim McDevitt were present. Secretary Peerreault read the Notice of Public Hearing into the record. The applicant noted this was an apartment over the garage, previously noted on the plan as the Bonus Room. Chairman Lavy read into the record an email from Richard Leighton, Fire Marshal dated 5/9/20. Kathy McDevitt reviewed the plan for the apartment. There were no questions from the Commission members. Keith Scherber noted this was a Special Exception and not allowed by right.

Chairman Lavy asked if there were any questions from the public. Steve Fuller asked if there was an alternate route out in case of fire. Mr. Hays replied yes. Fuller noted he was in favor of this as long as there were no issues with the septic.

**Motion by Perreault, second by Merola, to close the public hearing at 7:30 PM.
Unanimously Approved.**

Meeting Agenda

(All members need to RSVP, call in by phone not computer, and mute when not speaking)

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, July 9, 2020, by Zoom Meeting with the following link.

Topic: Planning and Zoning

Time: Jul 9, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84184668894?pwd=UEJ5TjdBclNY0ZoYXl5REFzdzQzUT09>

Meeting ID: 841 8466 8894

Password: 480583

One tap mobile

+13017158592,,84184668894#,,,,0#,,480583# US

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 841 8466 8894

Password: 480583

Find your local number: <https://us02web.zoom.us/j/84184668894>

2. Roll Call & Seating of Alternates

The following members were in attendance and seated Jon Lavy, Michael Sanders, Bettie Perreault, Keith Scherber, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Steven Merola and Pat Bisacky (seated for S. Fidel). Non-seated alternates were Andrew Landsman and Schubert Koong. Chairman Lavy called the meeting to order at 7:31 PM.

3. Audience of Citizens – no audience of citizens.

4. Old Business

- (1) Application for Special Exception #20-02 submitted by James Hays, Hays Haven Marina to change existing office and store area into take out restaurant on property located at 61 Railroad Avenue, Chester, Connecticut, Tax Map 10, Lot 196, Waterfront District.

Motion by Sanders, second by Perreault, to approve Hays Haven application with conditions. Standard review by Building Official, Fire Marshal, Health Department. Limit hours from 6 AM to 2 PM. No Liquor License. Mindful of traffic, safe access to the site.

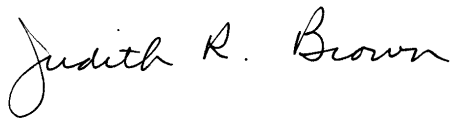
Discussion followed regarding speed bumps, any change in hours or expansion of the building would have to come back before the Commission. Perhaps signage could be installed on the marina property reminding people as to safety and be mindful of the traffic.

It is noted a vote was not taken on this motion as the meeting was ZOOM Bombed and was abruptly ended at 7:45 PM. A Special Meeting will be scheduled to conclude the meeting.

(2) Discussion of Gateway Standards

5. New Business
 - (1) Other – Guests or Members
 - (2) 56 Middlesex Avenue: request for modification of Special Exception
 6. Report of Officers and Subcommittees
 - (1) Report of Zoning Compliance Officer
 7. Bills for Payment
 8. Communications, Receipt of New Petitions, New Applications
 9. Approval of Minutes – June 11, 2020
 10. Pending Litigation
 11. Adjournment
- Meeting was abruptly adjourned at 7:45 PM due to the fact it was ZOOM Bombed.
A Special Meeting will be held to conclude the meeting.

Respectfully submitted,



Judith R. Brown, Recording Secretary