

1. Call to Order

The Chester Planning & Zoning Commission held a regular meeting, preceded by the continuation of a Public Hearing concerning amendments to the Zoning Regulations on Thursday, October 8, 2020. Chairman Jon Lavy called to meeting to order at 7:00 P.M.

2. Roll Call and Seating of Alternates:

Commission members in attendance and seated were Henry Krempel, Jon Lavy, Steven Merola, Bettie Perreault, Keith Sherber, Seth Fidel, Peter Zanardi; Alternate Pat Bisacky was seated for Michael Sander, Shubert Koong was seated for Elaine Fitzgibbons. Also present were First Selectman Lauren Gister, EMD Ray Guasp and John Schroeder. Those attending via ZOOM were Perreault, Gister, Guasp and Schroeder.

3. Audience of Citizens:

- a. Guests were asked if they wished to speak at this time, no one did.

4. Old Business

- a. Chairman Lavy called the continued Public Hearing to order at 7:04 P.M. and read the published legal notice.

Petition to amend the Zoning Regulations to add to Section 20, Definitions – Apartment Unit: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units. Add to Section 70A.2, Commercial, Special Principle Uses – Apartment Unit.

In response to questions raised in the initial session of this Public Hearing, Commission members reviewed and discussed the details of the proposed addition to the Regulations. Clarification to include details of required characteristics within an apartment unit focused on those associated primarily with the bath and kitchen.

On motion by Mr. Zanardi, seconded by Mr. Krempel, the Public Hearing portion of this meeting was adjourned at 7:26 P.M. with all seated members voting to approve.

Chairman Lavy called the Regular Meeting of the Commission to order at 7:27 P.M. with the following members present and seated: Henry Krempel, Jon Lavy, Steven Merola, Bettie Perreault, Keith Sherber, Seth Fidel, Peter Zanardi; Alternate Pat Bisacky seated for Michael Sanders, and Shubert Koong seated for Elaine Fitzgibbons.

Commission members confirmed the proceedings of the just-concluded Public Hearing.

On Motion by Ms. Bisacky, seconded by Mr. Fidel, the following additions to the Zoning Regulations was adopted:

Section 20, Definitions – Apartment Unit: In a Commercial Zone, one or more rooms, including private bath and separate kitchen containing sink, stove and refrigerator, comprising an independent, self-contained dwelling unit in a building containing one or more commercial, office, restaurant or retail units.

Section 70A.2, Commercial, Special Principle Uses – Apartment Unit.

The vote to approve the motion was unanimous.

- b. Discussion of Gateway Standards: deferred to a future meeting.
5. New Business: There was none.
6. Report of Officers and Subcommittees: There were none.
7. Report of Zoning Compliance Officer: Functions of the Zoning office since the resignation of former ZEO Brown were reviewed. Numerous phone calls had been responded to on a daily basis, permits issued, and complaints received in connection with the location of a chicken coop and its run possibly being located within the required setback area of a property and motor vehicle repairs being performed in the front yard of a private residence in a residential zone. Chair Lavy will review these issues and other complaints that may arise.
8. Bills for Payment: There were none available.
9. Communications, Receipt of New Petitions, New Applications:
 - a. Application for Special Permit received:
 - i. 43, 45 and 47 Main Street for Bria & Tyler Gilbert
 - ii. Renovations, improvements, uses involving all three addresses
10. Approval of Minutes: September 10, 2020, September 22, 2020 Public Hearing and Special Meeting.
 - a. **On Motion by Mr. Krempel, seconded by Mr. Merola, the minutes of the September 10, 2020 Regular Meeting were unanimously approved, with Mr. Lavy abstaining.**
 - b. **On Motion by Mr. Krempel, seconded by Mr. Zanardi, the minutes of September 22, 2020 Special Meeting were unanimously approved, with Mr. Fidel and Mr. Scherber abstaining.**

- c. **On Motion by Mr. Krempel, seconded by Ms. Bisacky the minutes of the September 22, 2020 Public Hearing were unanimously approved, with Mr. Fidel and Mr. Scherber abstaining.**

11. Executive Session: Personnel and Legal Matters

- a. **On Motion by Mr. Zanardi, seconded by Mr. Fidel, the Commission went into Executive Session at 7:36 P.M.**

The Chair advised participation by ZOOM would be terminated at this time for guests in attendance. Commission member Perreault remained via phone only.

- b. **On Motion by Mr. Fidel, seconded by Mr. Scherber, the Commission returned to the Regular Meeting at 7:52 P.M.**

- c. No business or actions occurred during the Executive Session

12. There being no further business to come before the Commission,

On Motion by Mr. Fidel, seconded by Mr. Krempel, the meeting adjourned at 7:53 P.M.

Respectfully submitted,

Bettie Perreault

Secretary