

Chester Planning & Zoning Commission

Regular Meeting Minutes

May 11, 2023

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1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, May 11, 2023 at the Town Hall with Vice Chair Pat Bisacky calling the meeting to order at 7:00 P.M.

2. Roll Call and Seating of Alternates:

Commission members present and seated were Pat Bisacky, Elaine Fitzgibbons, Michael Joplin (seated for Steve Merola), Shubert Koong, Henry Krempel, Bettie Perreault, Keith Scherber, and Peter Zanardi (seated for Michael Sanders). Participating via Microsoft Teams were Shubert Koong and Zoning Compliance Officer John Guskowski. Also present included the following: Erica Udoff, Susan Wright, Joe Cohen, and others.

3. Audience of Citizens: Nobody spoke at this time.

4. Old Business:

a. Update on status of regulations in the Gateway Conservation Zone:

Review and revision of definitions is underway by that Commission (including lighting standards), to be followed by a Public Hearing scheduled for 7 P.M. on May 25, approval and adoption by that Commission. Following those actions, Chester's Commission will review the updated regulations, and then hold a Public Hearing prior to adopting changes applicable to Chester.

b. Status of RiverCOG region Comprehensive Economic Strategy:

After several months of review, the plan was adopted on April 19, 2023.

c. Plan of Conservation and Development:

It was reported that the Economic Development Commission is addressing some issues, with funding to implement them being sought.

5. Old Business: Nothing was brought up.

6. Other – Guests or Members: Nobody spoke at this time.

7. Report of Officers and Subcommittees: There was nothing reported.

8. Report of Zoning Compliance Officer:

a. ZCO Guskowski reported receiving calls in connection with (outdoor) dining on Main Street, questions from new property owners and retailers, and similar issues.

- b. ZCO Guskowski advised enforcement action in connection with a property on Butter Jones Road was proceeding with the property owner making some slow progress toward compliance with the violation orders.

9. Legislative Update:

ZCO Guskowski reported that a number of housing incentives have been proposed, with transit-oriented developments a focus in many cases. Funding for transit-related housing is also proposed where the State has funding for transit-related development where it has already invested in fixed infrastructure such as train and bus stations.

10. Bills for Payment: There were not.

11. Communications, Receipt of New Petitions, New Applications:

- a. Application for Special Exception: 30 Airport Industrial Park Road – Construction of a 3,000 Square foot one-story industrial building and associated driveway and parking area, waste and recycling receptacles enclosure, building utility services, water supply well, and sanitary system. Application was received and **On Motion by Peter Zanardi, seconded by Henry Krempel will be scheduled for a Public Hearing on Thursday, June 8, 2023.**
- b. Application for Special Exception: 69 Main Street – Seasonal (May – October outdoor dining in driveway and back garden with pole tent and folding umbrellas, indoor dining room is closed when outdoor dining is open. Application was received and **On motion by Henry Krempel, seconded by Elaine Fitzgibbons will be scheduled for a Public Hearing on Thursday, June 8, 2023.** It was the consensus of the Commission that the tent(s) currently in place should be addressed through the Building Official's office and the applicable related Codes. From the audience of citizens, Joe Cohen stated that, in his opinion, multiple additional code violations may be present.

ZCO Guskowski reviewed inquiries received in connection with Lot #2 on Inspiration Lane seeking clarification of potential development for a mixed-use commercial complex. It was noted the topography of the parcel includes a significant grade of hillside and a nearby stream.

To accommodate ease of access by those using the shared drive provided by ZCO Guskowski's organization, the contents were explained, with note that at the present time the Town does not have a similar system with public availability for access to such public documents.

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12. Approval of Minutes: March 9 and April 13, 2023 Regular Meetings and April 25, 2023 Special Meeting:

On Motion by Peter Zanardi, seconded by Elaine Fitzgibbons, the minutes of the March 9, 2023 Regular Meeting were unanimously approved. Keith Scherber abstained.

On Motion by Henry Krempel, seconded by Elaine Fitzgibbons, the minutes of the April 13, 2023 Regular Meeting were unanimously approved. Bettie Perreault and Keith Scherber abstained.

On Motion by Elaine Fitzgibbons, seconded by Shubert Koong, the minutes of the April 25, 2023 Special Meeting were unanimously approved. Bettie Perreault and Keith Scherber abstained.

13. Pending Litigation: There was no pending litigation at this time.

14. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:47 P.M.

Respectfully submitted,

Bettie Perreault, Secretary