

Chester Planning & Zoning Commission

Minutes

April 11, 2024 Meeting

1. **Call to Order**

The Chester Planning & Zoning Commission convened its regular meeting on Thursday, April 11, 2024 as a hybrid meeting, with virtual participation via TEAMS. Chair Henry Krempel called the meeting to order at 7:02 P.M.

2. **Roll Call and Seating of Alternates:** - Commission members attending in person at Town Hall were Henry Krempel, Randy Myers, Elaine Fitzgibbons, Michael Joplin, Mike King, Keith Scherber, Seth Fidel, and Steven Merola. Attending via TEAMS were Zoning Compliance Officers John Guskowski, Zoe Chatfield, and Manuel Medina. Several members of the public were in attendance.
3. **Audience of Citizens** – No comments were made by audience members on issues that were not already on the agenda.
4. **Public Hearing** – there was no public hearing.
5. **New Business**
 - a. Preliminary Discussion with Property Owners of 33 Liberty Street: Michael and Amanda Tevis, new owners of the former factory building at 33 Liberty Street, discussed with the Commission their hopes of converting the building into an “Art Facility” as allowed by Special Permit in the R-1 zoning district. They discussed the structural assessment conducted in the building, as well as reviewing some of the plans and improvements needed. They noted that they would be housing one resident artist in an apartment in the short term, and seeking to add multiple live/work studios in the future. The Commission discussed the zoning regulations, and ZCO Zoe Chatfield confirmed that while the Regulations do not discuss any specific conditions or limitations of residential density or occupancy, the definition of “Art Facility” includes considerations of “studio/dwelling.” ZCO John Guskowski stated that regulations could be added, but the Special Permit review process could set conditions and terms for a redevelopment project. The Commission discussed potential concerns of traffic, noise, events, and asked questions about the septic system and building modifications.

The Commission also discussed the potential redevelopment of the Chesterfields senior/nursing facility on Main Street as potential housing. Elaine Fitzgibbons led the Commission in a discussion of potential revisions to the Zoning Regulations, and whether an ad-hoc committee should be working on review. It was generally agreed that the Commission would discuss discrete changes to the Regulations as a whole. Chairman Krempel requested that Commission staff prepare a proposed amendment for the conversion of vacant/underused commercial properties as multifamily. A draft will be discussed at the May PZC meeting.

6. **Old Business** - None

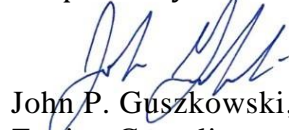
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7. **Report of Officers or Subcommittees** – Zoning Compliance Officers Guszkowski, Chatfield, and Medina presented a brief report of zoning permitting and enforcement activities.
8. **Bills for Payment** – None
9. **Communications, Receipt of New Petitions, New Applications Received after the Posting of the Agenda** – None
10. **Approval of Minutes** – May 11 Meeting. **Michael Joplin made a motion to approve the minutes of May 11, 2024. Seth Fidel seconded the motion. The motion passed unanimously.**
11. **Pending Litigation** – John Guszkowski noted that there would be a scheduled mediation meeting in early May in an attempt to find a settlement in the administrative appeal over 47 Middlesex Avenue, and a representative and attorney from the Town would be attending.
12. **Adjournment** – **Mike King made a motion to adjourn the meeting. Seth Fidel seconded the motion. The motion passed unanimously.**

Respectfully submitted,



John P. Guszkowski, AICP, CZEO
Zoning Compliance Officer