

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER CONNECTICUT
ZONING BOARD OF APPEALS
SPECIAL MEETING
Monday, October 23, 2023
Chester Town Hall Meeting Room

CALL TO ORDER

Chairman Blair called the meeting to order at 7:00 p.m. In attendance included: Bob Blair, Michael Peck, Vic Fetter and Paul Radicchi (alt. seated for John DeLaura). Also in attendance Rick Hosley, Kim Kellogg, Tripp Wyeth, Architect, and John and Kim Stack, Spring Street residents.

PUBLIC HEARING ON APPLICATION – Request for Variance to Section 60B of Chester Zoning Regulations (setbacks) at 10 Spring Street (Map 14, Lot 337). Applicant Richard M. Hosley & Kimberly H. Kellogg (continued from June 2023 ZBA meeting).

As previously reported, the applicants wish to demolish an existing dilapidated garage and rebuild and expand the structure. At the June 2023 ZBA meeting, commission members requested additional information/clarification. The applicants provided updated plans including clarification on these changes vs. what was shown in the original application/plans. The updated plans call for a reduction in size of the proposed garage. The applicant confirmed that an apartment is not part of the design plan. Plans were distributed to ZBA members and discussed. The applicants and architect were available to address questions/comments posed by ZBA members.

Public Comment

John and Kim Stack, 15 Spring Street – spoke in support of the application. Several letters of support from surrounding property owners were included in the application.

Paul Radicchi made a motion made to close the Public Hearing. Vic Fetter seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Vic Fetter made a motion to approve the minutes of the 6/26/23 ZBA meeting as presented. Paul Radicchi seconded the motion. The motion passed unanimously.

REVIEW AND DECISIONS ON PUBLIC HEARING PROCEEDINGS - Request for Variance to Section 60B of Chester Zoning Regulations (setbacks) at 10 Spring Street (Map 14, Lot 337). Applicant Richard M. Hosley & Kimberly H. Kellogg (continued from June 2023 ZBA meeting).

ZBA members deliberated on the information received at this evening's Public Hearing as well as information from past meetings.

Hardships include: the topography of the property, location of wetlands, historic wall located on property, and the preservation of an old large Maple tree. In addition, the applicant is reducing non-conforming aspects of the property/plan and has full support of neighbors.

Paul Radicchi made a motion to grant the Variance to Section 60B of Chester Zoning Regulations (setbacks) at 10 Spring Street (Map 14, Lot 337) as requested. Vic Fetter seconded the motion. The motion passed unanimously.

bob - term up in decmeber...not running

NEW BUSINESS – Bob Blair will not be running for re-election to the ZBA. The Board will need to appoint a new Chairman.

OTHER BUSINESS – None.

ADJOURNMENT – On a motion made and duly seconded, the meeting was adjourned.

Respectfully submitted,

Suzanne Helchowski
Clerk