



CHESTER PLANNING AND ZONING COMMISSION

Meeting Minutes - DRAFT  
December 14, 2023 at 7:00pm  
Location: Town Hall & Microsoft Teams

**1. Seating of members**

Michael Sanders called the meeting to order at 7:01pm.

Seated for the Meeting were Elaine Fitzgibbons, Henry Krempel, Keith Scherber, Randy Meyers, Michael Sanders (seated for Michael Joplin), Seth Fidel, Steve Merola, Carlie Dailey (seated for Schubert Koong), Mike King, and Zoning Compliance Officer John Guskowski (virtually).

**2. Audience of Citizens**

Nothing noted at this time.

**3. New Business**

Election of PZC Officers, 2024

Steve Merola nominated Henry Krempel for Chair. Seth Fidel seconded the motion.  
Seth Fidel motioned to close nominations. Michael Sanders seconded the motion.  
The motion passed unanimously.

Henry Krempel nominated Steve Merola for Vice Chair. Seth Fidel seconded the motion.  
Henry Krempel motioned to close the nominations. Seth Fidel seconded.  
The motion passed unanimously.

Henry Krempel nominated Carlie Dailey for Secretary. Keith Scherber seconded the motion.  
Henry Krempel motioned to close nominations. Seth Fidel seconded.  
The motion passed unanimously.

Approval of Schedule of Meetings, 2024

Michael Sanders motioned to adopt the 2024 schedule of meetings. Steve Merola seconded the motion.  
The motion passed unanimously.

CGS §8-24 Referral – Proposed Sale of Municipally-Owned Property at 59 Winthrop Road (Map 17, Lot 27)

The State of Connecticut requires municipalities to refer to the Planning Commission when acquiring, disposing, or making significant changes to town-owned property. The Planning Commission is asked to

comment on the compatibility and harmony of the change with the town Plan of Conservation and Development (POCD).

First Selectwoman Lignar presented to the Commission the town's intent to sell the property at 59 Winthrop Road which was acquired through foreclosure. The Board of Selectman and Zoning Compliance Officer met with parties interested in purchasing the property to vet consistency of their plans for the property with the town's POCD. This property is zoned Research and Light Manufacturing (RLM).

Michael Sanders motioned to approve the proposal to sell 59 Winthrop Road and pass it back to the Selectmen for action. Elaine Fitzgibbons seconded the motion. The motion passed unanimously.

Receipt of Application – Zoning Text Amendments regarding PA 23-142 “Home Child Care”

Effective October 1, 2023, the State of Connecticut requires all municipalities in CT to certify that their zoning regulations do not treat any “Family Child Care Home” or “Group Child Care Home” located in a residence and licensed by the office of Early Childhood in a manner different from single or multifamily dwellings. Chester's Zoning Regulations require a text change to be in compliance with PA 23-142.

A Public Hearing will be scheduled for the next PZC meeting on January 11, 2024.

**4. Other Guests**

Informal Discussion – Existing Motorcycle Business seeking to locate in Chester

Selectman Bandzes spoke as the Economic Development Commission (EDC) Chair, on behalf of the existing business looking to relocate to Chester on Inspiration Lane and develop excess acreage. The EDC connected this business with an Inspiration Lane property owner and both parties would like to move forward.

First Selectwoman Lignar noted this move would help the current Board of Selectmen with their initiative to fill vacant properties in town.

Inspiration Lane is zoned Controlled Development District (CDD). This regulation would require a text amendment to Section 72A. The business would then come before the PZC with a Special Permit Application.

The commission is open to modifying the text of Section 72A to accommodate a request by this business.

**5. Report of Officers and Subcommittees**

Michael Sanders noted Steve Seitz is still showing up on the PZC roster on the website and should be removed. ZCO, John Guskowski, will communicate this change to the Town Administrative Assistant.

## **6. Legislative Update**

The upcoming session starts the first week of February in an election year.

## **7. Bills for Payment**

A bill from the Hartford Courant for the 11/24/23 Legal Notice was received in the amount of \$40.82. Michael Sanders moved to approve the bill for payment. Seth Fidel seconded the motion. The motion passed unanimously.

## **8. Communications, receipt of new petitions, new Application received after posting of Agenda**

Nothing new submitted.

## **9. Approval of Minutes**

November 9, 2023 Regular Meeting;

November 16, 2023 Special Meeting;

November 20, 2023 Special Meeting - one edit added.

Michael Sanders motioned to pass the minutes as a group with one edit to the November 20, 2023 Special Meeting minutes. Henry Krempel seconded the motion.

The motion passed unanimously with Seth Fidel & Mike King abstaining.

## **10. Pending Litigation**

A legal appeal to PZC's approval of the Application of Honeycomb Real Estate Partners for an Affordable Housing Development under CGS §8-30g was received. Initial filing with the court will take place in mid-January 2024 and indicate the town's willingness to engage in the legal process. Atty, Sylvia Rutkowska will represent PZC.

We will understand any budgetary planning needed for this after the January 2024 filings.

## **11. Other Business**

Elaine Fitzgibons noted that the Commission should refer back to the POCD that was referenced many times in the most recent PZC Application. The POCD calls for the establishment of a Housing Committee.

First Selectwoman Lignar noted this is an initiative the current Board of Selectmen is working towards: define and structure a Housing Committee and a Citizens' Advisory Council.

Michael Sanders noted that the POCD was a regular PZC agenda item in the past. We should reinstate this agenda item.

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## **12. Adjournment**

Motion to adjourn by Seth Fidel. Michael Sanders seconded the motion.  
The motion passed Unanimously.

Respectfully submitted by  
Carlie Dailey