



CHESTER PLANNING AND ZONING COMMISSION

Meeting Minutes - DRAFT
January 11, 2024 at 7:00pm
Location: Town Hall & Microsoft Teams

1. Call to Order

Chair Krempel called the meeting to order at 7:01pm.

2. Seating of members

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

Alternate Ron Amara was also in attendance.

3. Audience of Citizens

Paul Radicci stated he is attending as the Board of Selectmen liaison.

Jonathan Tobin noted he would like to be a part of the discussion about Inspiration Lane with potential changes to the zoning regulations and how it will impact his residential property. Chair Krempel noted there was a brief discussion about the property at the last Planning and Zoning meeting and when a formal application comes to the commission, the public is welcome to participate in the Public Hearing.

4. Public Hearing

Seated for the Public Hearing were Chair Henry Krempel, Elaine Fitzgibbons, Keith Scherber (virtually), Randy Meyers, Michael Joplin, Steve Merola, Shubert Koong, Mike King, and Carlie Dailey (seated for Seth Fidel).

Zoning Compliance Officer, Zoe Chatfield, provided a brief description of the required text amendments pursuant to PA 23-142 "Home Child Care" requiring "that all municipalities in CT certify to the state 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 pursuant to Chapter 368A, in a manner different from single or multi family dwellings."

Steve Merola motioned to accept the language change. Randy Meyers seconded. The motion passed unanimously.

5. New Business

Receipt of Application: Special Permit for new 50' x 80' Commercial Building and Business Use at 35 Airport Industrial Park Road (Map 17, Lot 20). Applicant: Ryan & Sean Scott

ZCO, Zoe Chatfield, confirmed the application is complete and the Public Hearing will take place during the February 2024 meeting.

FY 2024-25 Budget Discussion

Elaine Fitzgibbons motioned to approve the proposed budget. Steve Merola seconded. The motion passed unanimously.

6. Old Business

None reported

7. Report of Officers and Subcommittees

ZCO, Zoe Chatfield, has no current updates beyond what was already addressed.

Chair Krempel announced the RiverCOG Regional Planning Committee requires a member from each municipality at the monthly meeting. The meetings take place the third Monday of the month at 7:00pm, virtually. Carlie Dailey volunteered to be Chester's representative on the Committee.

8. Bills for Payment

Randy Meyers motioned to approve payment of the Hartford Media Group bill in the amount of \$40.82. Mike King seconded. The motion passed unanimously.

9. Communications, receipt of new petitions, new Application received after posting of Agenda

Nothing new submitted.

10. Approval of Minutes

Michael King motioned to pass the December 14, 2023 Regular Meeting minutes as drafted. Randy Meyers seconded. The motion passed unanimously. Shubert Koong & Michael Joplin abstained.

11. Pending Litigation

Nothing pending.

12. Other Business

Elaine Fitzgibbons noted the current zoning regulations should be reviewed and updated as most of them were drafted in 2005. Henry Krempel added that even current applications will require changes to the regulations with other foreseen changes to housing needs and regulations. Michael Joplin agreed and suggested seeking professional consultation which will be costly. Carlie Dailey moved to reconsider the previous vote on the 2024-25 Budget. A majority agreed.

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Discussion to add a line item to the budget and the need to consult with ZCO, John G Guskowski, took place. Elaine Fitgibbons motioned to add \$3,500 to the General Legal line item of the 2024-25 Budget to update the Zoning Regulations. Michael Joplin seconded the motion. The motion passed unanimously.

13. Adjournment

Steve Merloa motioned to adjourn the meeting. Randy Meyers seconded the motion. The motion passed unanimously. The meeting adjourned at 7:40pm.

Respectfully submitted by
Carlie Dailey