



CHESTER PLANNING AND ZONING COMMISSION

Meeting Minutes - DRAFT
February 8, 2024 at 7:00pm
Location: Town Hall & Microsoft Teams

1. Call to Order

Chair Krempel called the meeting to order at 6:58 pm.

2. Seating of members

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

Alternate Ron Amara was also in attendance.

3. Audience of Citizens

Nothing noted at this time.

4. Public Hearing

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

Alternate Ron Amara was also in attendance.

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

John Schiavone, property owner, noted that two property owners directly across the property at hand were not notified of the Special Permit application.

Further discussion brought to attention that the zoning regulations for Special Permit section 120 did not require the applicant to contact these property owners, but the Application For Special Exception does include these property owners. The Public Hearing would continue tonight as planned but not be closed so as to allow an opportunity for additional public comment.

The Applicant provided a brief summary of the business being proposed: manufacture and fabrication of stone for wholesale. Site plans were provided for the building being proposed as well as dust collection system plans.

Questions from commissioners and the public were raised regarding the creation of dust, noise, screening of outdoor storage, and drainage of water used during cutting. Two letters from the public were read and entered into the public record.

Updates from the Applicant will be provided.

Mike King motioned to continue the public hearing at the March meeting, seconded by Randy Meyers. The motion passed unanimously.

5. New Business

Appointment of Zoning Enforcement Officer

Carlie Dailey motioned to appoint Mauel Medina as part of Chester's ZEO team, seconded by Steve Merola.

Discussion: There is no proposed change to the budget or contract.

Motion passed with nine yeas and one nay.

6. Old Business

It was noted that the need for review of zoning regulations as discussed at the January meeting continues to be a high priority. The commission is waiting for approval of the requested budget line item before moving forward. In the meantime, we can consult with our ZEO and the Regional Planning Committee for guidance.

Chair Krempel inquires if anyone is interested in being on a subcommittee for this initiative. Elaine Fitzgibbons volunteered as well as Chair Krempel. Elaine Fitzbiggins also noted it is imperative to have legal counsel leading the initiative.

7. Report of Officers and Subcommittees

Carlie Dailey provided a brief explanation of the RiverCOGs Legislative Agenda for 2024. The full list can be found online at rivercog.org. Additional information was shared on bills from the last legislative session that might be reintroduced and will be watched closely. Further information will be shared as the session progresses.

Carlie Dailey also noted that she will raise the question about the Regional Planning Committee aiding in reviewing and updating Chester's zoning regulations.

8. Bills for Payment

None brought forth.

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

Desegregate CT: Would like to present their Work Live Ride proposal to the commission

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412

telephone: 860-526-0013
facsimile: 860-526-0004
web page: chesterct.org

The Commission welcomes anyone who would like to present to them. Desegregate CT will be invited to present at the March meeting.

10. Approval of Minutes

Steve Merola motioned to pass the January 11, 2024 Regular Meeting minutes as drafted. Elaine Fitzgibbons seconded the motion. The motion passed. Keith Sherber abstained.

11. Pending Litigation

The 47 Middlesex Ave. appeal is still being modified by the appellant. Chester's attorney and the Developer's attorney will meet with the court to review the brief once finalized.

12. Adjournment

Motion to adjourn was made by Steve Merola. Elaine Fitzgibbons seconded the motion. The motion passed unanimously. The meeting adjourned at 8:33pm.

Respectfully submitted by
Carlie Dailey