

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, August 14, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Vice Chairman Seifert called the meeting to order at 7:31 PM.

2. Roll Call & Seating of Alternates

Those members present and seated were Mel Seifert, Sally Murray, Steven Merola, Henry Krempel, Doreen Joslow, and Peter Zanardi (seated for J. Lavy).

3. Audience of Citizens - none.

4. Old Business

(a) Proposed Regulation Changes - continuing review

(b) Application Fees - continuing review

Vice Chairman Seifert noted these items will be scheduled for public hearing hopefully in September.

(c) Proposed Village Sign Regulation - continuing review

Vice Chairman Seifert asked if everyone was okay with the changes made to the Village Sign Regulation from the last meeting. A couple of typos were noted, but everything else was fine. Seifert noted this will then be sent to the commission attorney for review before going to public hearing. He also noted the Commission needs to determine the date to be used in Section 73.8.5.4.C. It was suggested the date of adoption of the regulation by the Planning & Zoning Commission be used.

5. New Business

(a) Amendment to Special Exception, 69 Main Street - application for Outdoor Dining

Jonathan Rapp was present representing Otto's. He noted during the initial application he had proposed outdoor seating, but the Commission indicated that would be applied for under the Accessory Use Outdoor Dining Sidewalk Permit application. Mr. Rapp noted in the process of doing that he discovered the building actually owned the area where the outdoor dining was going to be. Therefore, as private property it was exempt from the Accessory Use Outdoor Dining Sidewalk Permit process. Because this wasn't covered during the initial application process, he was now coming back and asking for an Amendment to the Special Exception originally granted.

Mr. Rapp noted there would be 20 seats at the 3 picnic tables.

Doreen Joslow asked if this approval would be exempt from the

restrictions contained in the Accessory Use Sidewalk applicaton. Vice Chairman Seifert replied yes. It was noted theoretically this could be year long. Mr. Rapp noted it is a seasonal use and the tables would be removed before winter.

Mr. Rapp also noted the original approval had restrictions on no parking in the driveway and no outdoor music.

Motion by Murray, second by Krempel, to approve Amendment to Special Exception for Monroe Properties (Otto's) for Outdoor Dining with the following conditions - 1) tables shall not encroach on the public sidewalk, and 2) all requirements of the sanitarian and fire marshal shall be met. Voting in favor - Murray, Krempel, Merola, Joslow, Zanardi, Seifert. Opposed - none. Motion Carried.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

J. Brown reported on the following -

(1) Have not received anything new regarding 6 Main Street.

(2) Had inquiry regarding a possible application for dog boarding and doggie day care. The property under consideration has 25 acres. The boarding of dogs falls under Commercial Dog Kennel which is allowed by Special Exception in Residential Districts on 7 or more acres. The regulations don't specifically address doggie day care, but it was felt this would be considered boarding as the only difference is that one is at night and the other is during the day.

(3) For clarification purposes, Section 30-22a of the Connecticut General Statutes pertaining to the State Liquor Commission was read - "A cafe permit shall allow, with the prior approval of the Department of Consumer Protection, alcoholic liquor to be served at tables in outside areas that are screened or not screened from public view where permitted by fire, zoning and health regulations. If not required by fire, zoning or health regulations, a fence or wall enclosing such outside areas shall not be required by the Department of Consumer Protection. No fence or wall used to enclose such outside areas shall be less than thirty inches high."

7. Bills for Payment - none.

8. Communications, Receipt of New Petitions, New Applications - none.

9. Approval of Minutes - July 10, 2014 Regular Meeting Minutes

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Motion by Murray, second by Krempel, to approve July 10, 2014 Minutes as written. Voting in favor - Murray, Krempel, Zanardi. Opposed - none. Abstained - Joslow, Seifert, Merola. Motion Carried.

10. Pending Litigation - nothing further to report.

11. Adjournment

Motion by Joslow, second by Krempel, to adjourn at 7:50 PM. Unanimously approved.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary