

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, July 10, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

Those members in attendance and seated were Jon Lavy, Sally Murray, Errol Horner, Keith Scherber, Henry Krempel, Michael Sanders (seated for D. Joslow) and Peter Zanardi (seated for P. Kehayias). ZCO Judy Brown was also present.

3. Audience of Citizens

Joe Cohen was present but did not offer comment at this time.

4. Old Business

- (a) Proposed Regulation Changes - continuing review
- (b) Application Fees - continuing review

Nothing further to report at this time.

- (c) Proposed Village Sign Regulation - continuing review

Review continued relative to the proposed Village Sign Regulations. It was agreed there was too much ambiguity with the reference to Decorative Elements and it should be removed. There was much discussion regarding flags, banners, posters, etc.

The following changes were agreed upon -

Add Section 73.8.5.6.G. Temporary decorative or business informational banners not to remain in place for over 15 days shall be exempt.

Change Section 73.8.5.4.B. Commercial Signs. There shall be a maximum of two (2) signs per street frontage for each business.

Change Section 73.8.5.5. Sign Permit Required. A zoning permit is required for all new or modified signs. Zoning Permit application shall include the following: eliminate C.

Change Section 73.8.5.3.B. Prohibited Signs. B. Signs which are internally illuminated.

5. New Business

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

ZCO Brown noted Mr. Rapp indicated he would have an application ready

for the August meeting for Outdoor Dining at Otto's. There was a brief discussion regarding the fact Mr. Rapp does not currently have approval for outdoor dining but is continuing to carry out that activity.

There was a brief discussion about the serving of alcohol outdoors and whether it is necessary to have the barriers and ropes. Chairman Lavy noted the Commission can change its regulations at any time if it feels the need to do so.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

Notice of Intent to Modify Existing Telecommunications Tower on 49 Wig Hill Road from the Connecticut Siting Council was received. The Council has full authority relative to these matters.

Received response regarding property at 244 Middlesex Avenue. The property owner has been trying to evict the current tenant and will keep me updated in the process which should be coming to an end soon.

The Architect for 6 Main Street indicated he will submit new application for the August meeting.

7. Bills for Payment

Motion by Murray, second by Horner, to approve J. Brown Associates invoice for secretarial services from January through June 2014 in the amount of \$925.00. Unanimously approved. Motion Carried.

8. Communications, Receipt of New Petitions, New Applications

Chairman Lavy read into the record a letter from Joe Cohen dated June 16, 2014 relative to whether or not Sarah Jansen should have recused herself from the Otto's application back in August 2013. Chairman Lavy noted he asked if anyone felt they needed to recuse themselves from this application and felt Ms. Jansen's vote was done without prejudice. Sally Murray noted Ms. Jansen may have felt at the time her involvement with the Farm Dinners was unrelated to the potential business in question. Chairman Lavy reiterated it is up to each member to recuse themselves. The Chairman cannot force any member to step down for any particular application.

9. Approval of Minutes - June 12, 2014 Regular Meeting Minutes

Motion by Zanardi, second by Krempel, to approve June 12, 2014 Minutes amended as follows -

- **Under 5(b) Review Sidewalk Usage Applications, 5th paragraph, change the word "effect" to "affect."**

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Approved with Horner, Scherber and Murray abstaining. Motion Carried.

10. Pending Litigation - nothing further to report.

11. Adjournment

**Motion by Murray, second by Sanders, to adjourn at 8:45 PM.
Unanimously approved. Motion Carried.**

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary