

**Chester Planning & Zoning Commission
Regular Meeting, October 9, 2014
Page 1 of 4**

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, October 9, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 8:37 PM immediately following 3 public hearings.

2. Roll Call & Seating of Alternates

Those members in attendance and seated were Jon Lavy, Melvin Seifert, Sally Murray, Keith Scherber, Errol Horner, Henry Krempel, Steven Merola, Doreen Joslow and Peter Zanardi. Sarah Jansen (non-seated alternate) was also present.

3. Audience of Citizens

There were citizens present in the audience who spoke during the public hearings.

4. Old Business

(a)Application for Special Exception #14-05 submitted by Camp Hazen YMCA to demolish existing Sachem Bathhouse and construct new bathhouse in same location and add porch addition to adjacent Sachem Longhouse, on property located at 204 West Main Street, Chester (Map 12, Lot 43, Zone Residential Camping District).

Motion by Murray, second by Horner, to approve Application #14-05 Camp Hazen YMCA with the following conditions -

- 1. All requirements of the Fire Marshal, Sanitarian and Building Official shall be met.**
- 2. There shall be full cut off lighting appropriate with the neighboring surroundings.**

Voting in favor - Murray, Horner, Seifert, Merola, Joslow, Zanardi, Krempel, Scherber, Lavy. Opposed - none. Motion Carried.

Motion by Murray, second by Horner, to waive the application fee for #14-05 Camp Hazen YMCA except for the State fee and administrative costs per the fee schedule adopted 4/1/05 based on the applicant being a non-profit organization. Discussion followed. Mel Seifert noted Camp Hazen is a very important non-profit organization to this community. They do great work and everyone in town would favor that. Voting in favor - Murray, Horner, Seifert, Merola, Joslow, Zanardi, Krempel, Scherber, Lavy. Opposed - none. Motion Carried.

Chester Planning & Zoning Commission
Regular Meeting, October 9, 2014
Page 2 of 4

(b) Establishment of a moratorium on marijuana producers and dispensaries within the Town of Chester. The moratorium will be in effect from November 1, 2014 to August 31, 2015 during which time the Commission will undertake to revise its Zoning Regulations relative to marijuana producers and dispensaries.

Motion by Seifert, second by Zanardi, to approve the Marijuana Moratorium as presented. Voting in favor - Seifert, Zanardi, Merola, Joslow, Krempel, Scherber, Murray, Horner, Lavy. Opposed - none. Motion Carried.

(c) Amendments to Zoning Regulations, Subdivision Regulations and Road Regulations
It is noted for the record the public hearing regarding amendments to regulations was continued until the November meeting. No discussion was held.

(b) Application Fees - continuing review

(c) Proposed Village Sign Regulation - continuing review
Chairman Lavy noted review is continuing relative to these two items. Comments should be forthcoming from Commission Counsel relative to the Village Sign Regulation.

5. New Business - none.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZCO Brown noted the owner of 6 Main Street has again applied for a Zoning Permit to convert the 2nd floor to two apartment units. He has also supplied additional documentation that was lacking the first time it was reviewed. Joseph Bergin, Architect, was present representing the property owner. There was discussion as to how the new dormer and deck would look from across the street. Mr. Bergin noted one would have to stand 64 feet from the face of the building and assume horizontal 5 foot eye level before one would begin to see the top of the deck railing. It was noted the railings would be pressure treated. Mr. Horner noted the railings should be consistent and harmonize with the existing building. Chairman Lavy noted the Commission needs to decide whether this would be just a Zoning Permit or a Special Exception before the Commission. Mr. Horner noted he would like to do a site walk. Mr. Krempel noted any change to the appearance of the building would be substantial. Discussion followed as to whether or not this was a substantial change which would be visible from the public

**Chester Planning & Zoning Commission
Regular Meeting, October 9, 2014
Page 3 of 4**

roadway. The consensus was that it was substantial and a public hearing should be held. Chairman Lavy noted if the Commission decides to do a site walk, the applicant could figure out where the peak would be and have it flagged for visual cue. Mr. Bergin noted the first application had a shed dormer and this application has a gable dormer. Members were encourage to read Section 73.2.2 Intent of the Village District Regulations.

ZCO Brown distributed 3 pieces of correspondence -

1. Public Meeting, Wednesday, October 15, 2014, at UCONN Middlesex Cooperative Extension Center Annex, at 6:00 PM for the Valley Railroad State Park, Rail Corridor Study.

2. October 29, 2014, Chester Town Hall, 203 Middlesex Avenue, Chester at 7:00 PM, Fred V. Carstensen, Professor of Finance and Economics Director, Connecticut Center for Economic Analysis, University of Connecticut - Creating Value Through Preserving and Managing Open Space.

3. Memo from First Selectman Ed Meehan to the Commission requesting placement on the Commission's November 13, 2014 Agenda to present the Main Street (East) Phase 1 Improvements Project for Section 8-24 Referral.

7. Bills for Payment - none.

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

9. Approval of Minutes - September 11, 2014 Regular Meeting Minutes

Motion by Murray, second by Seifert, to approve September 11, 2014 Minutes as written. Voting in favor - Murray, Seifert, Scherber, Horner, Zanardi, Krempel, Merola, Lavy. Opposed - none. Abstained - Joslow. Motion Carried.

10. Pending Litigation - nothing further to report.

11. Adjournment

Motion by Seifert, second by Zanardi, to adjourn at 9:30 PM. Voting in favor - Seifert, Zanardi, Horner, Scherber, Murray, Merola, Krempel, Zanardi, Lavy. Opposed - none. Motion Carried.

Chester Planning & Zoning Commission
Regular Meeting, October 9, 2014
Page 4 of 4

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary