

**Chester Planning & Zoning Commission
Regular Meeting, September 11, 2014
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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, September 11, 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

In attendance were Jon Lavy, Melvin Seifert, Sally Murray, Steven Merola, Errol Horner, Keith Sherber, Henry Krempel, Peter Zanardi, Sarah Jansen (seated for D. Joslow) and Michael Sanders (non-seated alternate). Judy Brown, Zoning Compliance Officer, was also present.

3. Audience of Citizens - none.

4. Old Business

(a) Proposed Regulation Changes - continuing review

(b) Application Fees - continuing review

Proposed Zoning Regulation Changes for Section 72 - Controlled Development District, Section 80 - Research & Light Manufacturing District, Section 20 - Definitions - Fitness and Wellness Center, Section 120C.4(u) Emergency Services, Subdivision Regulations Section 5.12 FIRE PROTECTION and Road Regulations Section 130B.9 Ascending Driveways are scheduled for public hearing on October 9, 2014.

Also scheduled for public hearing on October 9, 2014 is Establishment of a moratorium on marijuana producers and dispensaries with the Town of Chester.

(c) Proposed Village Sign Regulation - continuing review
ZCO Brown noted the proposed Village Sign Regulation was corrected with a few grammatical changes and has been sent to Attorney Royston for review.

5. New Business - none.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

J. Brown reviewed a Zoning Permit in the Village District for installation of a new sign at the Stark Agency. The consensus was that the sign was fine as submitted, but the small sign on

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the building should be removed.

J. Brown noted Howard's Bakery is planning on moving into 189-191 Middlesex Avenue in a commercial zone. This would entail the baking of artisan breads, bread sales, and maybe 3 or 4 small tables where someone could sit and have a cup of coffee and bread. It was agreed this would be classified as retail sales and only requires a Zoning Permit.

J. Brown noted there is a new owner at 5 West Main, Village District. A new retail sales of skin care products and skin care is proposing to move in there. It was agreed this would be classified as retail sales and only requires a Zoning Permit.

Chairman Lavy noted he had heard that 6 Main Restaurant would be closing as of September 27th.

7. Bills for Payment - none.

8. Communications, Receipt of New Petitions, New Applications
(a) Application #14-05 - Camp Hazen, 204 West Main Street - Special Exception application for new Restroom Facilities - set public hearing date
Copies of Application #14-05 for Camp Hazen were distributed. A public hearing was set for October 9, 2014. Chairman Lavy urged all members to review the drawings and application prior to October 9th.

9. Approval of Minutes - August 14, 2014 Regular Meeting Minutes

Motion by Krempel, second by Jansen, to approve August 14, 2014 Regular Meeting Minutes as written. Voting in favor - Krempel, Jansen, Seifert, Murray, Merola, Horner, Scherber, Zanardi. Opposed - none. Abstained - Lavy. Motion Carried.

10. Pending Litigation - nothing further to report at this time.

11. Adjournment

There being no further business, the meeting adjourned at

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7:50 PM.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary