

1. Call to Order

The Chester Planning & Zoning Commission held its Regular Meeting on Thursday, January 9, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:34 PM.

2. Roll Call & Seating of Alternates

Members present and seated were Jon Lavy, Melvin Seifert, Sally Murray, Errol Horner, Keith Scherber, Henry Krempel, Doreen Joslow, Michael Sanders (seated for P. Kehayias) and Peter Zanardi (seated for S. Merola). Sarah Jansen, non-seated alternate, was also present as was Judy Brown, Zoning Compliance Officer.

3. Audience of Citizens – none.

4. Old Business

(a) Update on Proposed Regulation Changes – continuing review

Mel Seifert briefly reviewed the updated version of Sections 72 and 80 from Attorney Royston. A couple of typos and edits were noted which Mr. Seifert will do and email another copy to everyone. A public hearing is tentatively scheduled for the March meeting. Chairman Lavy thanked Mel Seifert for his work on redoing Sections 72 and 80 and adding a new definition (Section 20) for Fitness and Wellness Center.

(b) Application Fees – continuing review

This item continues to be a work in progress. Nothing further to report at this time.

(c) Sign Inventory Task Force – continuing review

Errol Horner distributed an updated copy of the "Chester Design District Sign Regulations." It was noted Section 73.8.5.3F shall read "All signage shall be located as to not extend beyond the outside perimeter of the building." It was also noted the name "Chester Design District Sign Regulations" shall be changed to read "Chester Village District Sign Regulations." Chairman Lavy thanked Errol Horner for his work on this new regulation.

A copy of this regulation will be sent to Commission Counsel for his review. The question also arose asking if someone could apply for a Special Exception if they want a type of sign that is not in this regulation.

5. New Business

Mel Seifert noted there are new State Regulations governing the growth and sale of marijuana and asked whether Chester should be looking into this as other towns have done so. J. Brown noted she will print out the State Regulations for distribution at the next meeting.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

J. Brown, ZCO, reported that work is being done to update the Town's Zoning Map.

J. Brown, ZCO, reported that Jeremy DeCarli from RiverCog is progressing with the Natural Hazards Mitigation Plan. He will be sending out a Press Release in the next few days so the public can access two links through the Town of Chester website to review the updated Natural Hazards Mitigation Plan and take the public survey.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(a) Special Exception Application #14-01 A.I.S. Properties LLC, 25 Airport Industrial Park – receipt of application and schedule public hearing

(b) Special Exception Application #14-02 A.I.S. Properties LLC, 35 Airport Industrial Park – receipt of application and schedule public hearing

Both applications were distributed, received and public hearings scheduled for Thursday, February 13, 2014, at 7:30 PM at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut.

9. Approval of Minutes – December 12, 2013 Public Hearing and Special Meeting Minutes

Motion by Joslow, second by Seifert, to approve Special Meeting Minutes of December 12, 2013 as written. Voting in favor – Joslow, Seifert, Murray, Horner, Sanders, Zanardi, Lavy. Opposed – none. Abstained – Scherber, Krempel. Motion Carried.

Motion by Joslow, second by Seifert, to approve Public Hearing Minutes of December 12, 2013 as written. Voting in favor – Joslow, Seifert, Murray, Horner, Sanders, Zanardi, Lavy. Opposed – none. Abstained – Scherber, Krempel. Motion Carried.

10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Joslow, second by Seifert, to adjourn at 8:30 PM. Voting in favor – Joslow, Seifert, Murray, Horner, Sanders, Zanardi, Krempel, Scherber, Lavy. Opposed – none. Motion Carried.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary