

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, October 12, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Acting Chairman Murray called the meeting to order at 7:32 PM.

2. Roll Call & Seating of Alternates

Members in attendance and seated were Sally Murray, Steven Merola, Jacqueline Stack, Henry Krempel, Peter Zanardi, Michael Sanders (seated for vacancy, and Elaine Fitzgibbons (seated for vacancy).

3. Audience of Citizens

James Baker and Christine Palm (29 E. Liberty) and Lois Nadel (7 E. Liberty) were present to discuss Liberty Manor at 18 E. Liberty Street. James Baker read two letters into the record, one from Joel Severance and one recommendations from a recent neighborhood meeting which they felt was a reasonable proposal for the residential zone. The letter from Joel Severance regarded Water Quality Sampling Results from Chester Creek. The letter noted the septic system at 18 E. Liberty was not designed to handle events with 100+ attendees.

Acting Chairman Murray distributed the draft of a new "Short Term Rentals" regulation she had worked on. Her thought was to do this by a permitting process requiring a fee, sign offs from the Sanitarian and Fire Marshal, limits on numbers of guests and vehicles, permit to be renewed annually and two local contacts must be provided. Under this process two bedrooms or less would not require a permit. Three bedrooms or more needs a permit.

Henry Krempel noted there is parking on the grass and basically noise and cars are the issue. Christine Palm noted the police were called but was given the wrong house number. There also was an accident on Route 9 at the same time and they left. Mike Sanders noted the fundamental question is whether this is a commercial business.

Acting Chairman Murray noted she found a town that only allowed 10 rentals per year and others that had a minimal number of days between rentals. Murray noted a new regulation could always be tightened up if necessary in the future.

Jackie Stack asked if there should be a definition of what constitutes a residential zone.

Lois Nadel noted so many of these problems (noise, over use, etc.) would easily be solved with a requirement of owner occupied which would eliminate a lot of the problems. That would be a good starting point.

Christine Palm noted there are parties and huge gatherings there every weekend. The frequency has become onerous.

Acting Chairman Murray noted “x” number of rentals per year or a specific time frame between rentals could be incorporated into the regulation. Sanitarian and Fire Marshal review would also take care of maximum occupancy.

Jackie Stack noted the difference between residential and commercial needs to be clarified. What has happened now to combine these two. Mike Sanders noted this one is clearly commercial because no one lives there. Henry Krempel noted this property is not a residence. Sanders reiterated this is a commercial use in a residential zone. Krempel suggested instead of an application fee, there should be a charge of \$50.00 per bedroom.

Acting Chairman Murray asked what are our enforcement options for overuse. The Town of Chester does not have a Noise Ordinance. Mike Sanders suggested not allowing events. Jackie Stack noted that would take away all the abusiveness.

Lois Nadel suggested maybe there should be a definition of commercial enterprise.

Christine Palm noted this is effecting the integrity of the neighborhood having people come and go night and day. Its becoming a problem for the neighbors to live there. The nature of the neighborhood has changed.

Acting Chairman Murray thanked the neighbors for their time and participation in the meeting.

Ivey Gianetti and John Williams from Prospect Street were present. They asked

for an update regarding the issue with the School Bus Company at 15 Prospect Street. ZCO Brown explained she has met with Attorney Royston to review the matter, has done a site visit to the property and has walked all the property lines to look at the buffer zones and screening. A draft Notice of Violation is being prepared and will be finalized and sent out in a few days.

4. Old Business – none.

5. New Business

(a) Appointment of full members to fill vacancies

Acting Chairman Murray noted appointments will be deferred until after Election Day.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZCO Brown reported on the following items -

- 18 E. Liberty Street – met with Attorney Royston and is preparing a Notice of Violation to be sent out in a few days.
- 15 Prospect Street – met with Attorney Royston, has done a site visit to the property and is preparing a Notice of Violation to be sent out in a few days.
- 167 West Main Street, No Dumping Sign – inadvertently Notice of Violation letter to wrong person, but he spoke to his neighbor who agreed to remove the sign.
- Attorney Royston has been working with First Selectwoman Gister on AirBnB's in general. Acting Chairman Murray has also prepared a draft new regulation for discussion purposes.
- Just a reminder that December is the Annual Meeting of the Commission to appoint Officers.

(b) Plan of Conservation & Development Update

Acting Chairman Murray noted the POCD Committee met with the consultants last night. The initial time line was laid out. They will be getting together an online survey for our own website, "We Know Where It Is.com." They are discussing sending out post cards for the survey. There will be a get together downtown on the first Friday in December to solicit information from residents as to what they have in mind for the town's future. Mike Sanders and Sally Murray

are on the POCD Committee. There may be more subcommittees in the future.

Acting Chairman Murray noted there is still no P&Z representative on RiverCog. Murray briefly explained what RiverCog is noting it would be nice to have a Zoning member representing Chester.

Acting Chairman Murray noted Milone and MacBroom are the consultants. She will report back to the Commission on the happenings of the POCD Committee.

Jackie Stack noted she thought Old Saybrook looks terrific. She asked a friend how this was done. The friend said it took years, but everything has come together. The critical component is the planning stages. Peter Zanardi noted its hard to compare Old Saybrook with Chester as Chester is tiny.

Acting Chairman Murray noted First Selectman Gister has talked about the overall strategic town plan indicating we will eventually end up with two plans – land use and strategic. There is no long range vision for where we want to end up.

7. Bills for Payment – none.

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

9. Approval of Minutes – September 14, 2017 Regular Meeting Minutes
Motion by Krempel, second by Sanders, to approve September 14, 2017 Minutes as written. Unanimously Approved.

Michael Sanders noted there is Section 60A.2(K) in the Zoning Regulations which covers Boarding Houses and Bed and Breakfast and requires a Special Exception. There was a very brief discussion as to the fact there is already a regulation governing this so why do we need another one. We should just enforce what we have. The ZCO will discuss this with Commission Counsel.

10. Pending Litigation – nothing to report.

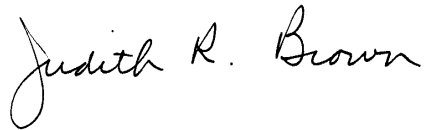
11. Adjournment

Motion by Sanders, second by Krempel, to adjourn at 8:35 PM.

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Unanimously Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary