

The Chester Planning & Zoning Commission held a public hearing on Thursday, April 9, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut regarding the following application -

Application for Special Exception #15-03 submitted by George G. Bartlett (owner) and Eric Sullivan (applicant) for vehicle storage, main office and light equipment repair, on property located at 62 Railroad Avenue, Chester, Connecticut (Map 10, Lot 227, Zone WD).

Chairman Lavy opened the public hearing at 7:30 PM.

Members in attendance were Jon Lavy, Mel Seifert, Sally Murray, Steven Merola, Henry Krempel, Peter Zanardi, Doreen Joslow and Michael Sanders (seated for K. Scherber).

Sally Murray read the Legal Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on March 25 and April 1, 2015.

Brian Carter was present representing Sullivan Lawn Services. Chairman Lavy read 3 memos into the record - one from Lee Vito, Sanitarian, approving the application, one from Fire Marshal Dick Leighton indicating he received a copy of the application and will include this facility in his inspection schedule under the State Fire Code and one from Anna Sweeney, Wetlands Compliance Officer, stating no permits were required from the Inland Wetlands Agency.

Chairman Lavy asked if the applicant had an updated site plan showing the items that had or will be removed. Mr. Carter did not know whether the site plan he had was the one submitted with the application or a new one. He thought it was the one already submitted. Chairman Lavy noted if this application were approved, a condition of approval would be to submit a new updated site plan.

Chairman Lavy noted this is a pre-existing nonconforming use.

Mel Seifert asked what equipment would be repaired. Mr. Carter noted they repair their own equipment and vehicles used in their day to day business operations.

Chairman Lavy noted if approved, there would be a condition that any exterior alterations or modifications to the building would have to come back before the Commission. He also noted access to the building should not be blocked by any equipment or vehicles.

There were no further questions from the Commission and no one in the audience wished to speak either in favor or in opposition.

Motion by Krempel, second by Murray, to approve Special Exception #15-03 with the following conditions -

- 1. Any exterior alterations or modifications would have to come back before the Commission.**
- 2. Vehicles and equipment shall not block any access to the building.**
- 3. Maintenance/repair of equipment/vehicles applies only to the equipment/vehicles used by the applicant during the course of its business.**
- 4. Submission of an updated site plan.**

Unanimously Approved. Motion Carried.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary