

The Chester Planning & Zoning Commission held four public hearings on Thursday, February 12, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Mel Seifert, Sally Murray, Steven Merola, Keith Scherber, Henry Krempel, Peter Zanardi, Doreen Joslow and Michael Sanders (seated for J. Lavy). Vice Chairman Seifert opened the first public hearing at 7:30 PM.

Application for Special Exception #14-07 submitted by A.I.S. Properties LLC (owner and applicant) to construct 70' x 100' building for rental spaces, on property located at 35 Airport Industrial Park Road (Map 17, Lot 20, Zone RLM).

Vice Chairman Seifert noted this was a continued public hearing as additional information had been requested at the last meeting.

Sarah Grandsire from A.I.S. submitted documentation regarding signage which would be 48" x 96" made of aluminum and wood. The previously noted stone was much too expensive.

It was noted any new businesses going in the rental spaces would have to come in and be reviewed.

Vice Chairman Seifert asked if anyone present wished to speak either in favor or in opposition to the application. No one spoke at this time.

Bill Sangster, neighbor, noted there was some question as far as identifying the building so the Fire Department would know where to go.

Keith Scherber, neighbor, asked if plantings had been reviewed. Vice Chairman Seifert noted the plantings had been reviewed last month.

Mike Sanders noted building plans would have to be submitted to the Fire Marshal.

John Schiavone, neighbor, asked if any trees would be taken

down. Sarah replied no as long as they don't interfere with the building.

It was noted the construction driveway at #25 is temporary.

Sally Murray recommended keeping a maximum viable buffer between the building and the road. Vice Chairman Seifert noted the applicant must comply with all landscaping regulations in Section 80.

Bill Sangster asked if there would be a condition put on the approval that all tenants would have to come in for a permit. Vice Chairman Seifert replied no as its already part of the regulations that all uses have to be approved. Seifert further noted this approval is just for the building and not the uses.

It was confirmed the sign would be between the 2 properties and 6 feet back from the property line.

**Zanardi moved, Merola seconded, to close the public hearing for #35 Airport Industrial Park Road at 7:50 PM. In favor - Zanardi, Merola, Murray, Krempel, Joslow, Sanders, Seifert. Opposed - none. (it is noted for the record Scherber recused himself). Motion Carried.**

Application for Special Exception #14-06 submitted by A.I.S. Properties LLC (owner and applicant) to construct 80' x 70' building for rental spaces, on property located at 25 Airport Industrial Park Road (Map 17, Lot 21, Zone RLM).

The second public hearing was opened for #25 Airport Industrial Park Road. It was noted the only outstanding item was the signage and that was covered under #35 Airport Industrial Park Road which was discussed in the prior public hearing this evening.

**Joslow moved, Merola seconded, to close the public hearing for #25 Airport Industrial Park Road at 7:52 PM. In favor - Joslow, Merola, Murray, Krempel, Zanardi,**

**Sanders, Seifert. Opposed - none. (it is noted for the record Scherber recused himself). Motion Carried.**

Application for Special Exception #15-01 submitted by Ohaus Management Group (owner) and Fastcorp LLC (applicant) for assembly, testing and shipping of vending machines, on property located at 8a Inspiration Lane, Chester CT (Map 13, Lot 1, Zone CDD).

The third public hearing was opened at 7:53 PM. Vice Chairman Seifert read the Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on January 29 and February 5, 2015.

Brian Weinstein from Fastcorp explained they manufacture, test and ship out vending machines. They have 4 full time employees and 2 or 3 part time employees. He noted there is plenty of parking. They probably only have one customer a week that comes to the site. FedEx and UPS trucks probably come in once a day.

There were no further questions or comments.

Vice Chairman Seifert read into the record an email from Anna Sweeney, Wetlands Compliance Officer, dated February 11, 2015 indicating no wetlands permit was required. He also read into the record a note from Lee Vito, Sanitarian, dated February 10, 2015, indicating he has reviewed the application and gives his approval for the proposed use.

Joslow moved, Murray seconded, to close the public hearing for Special Exception Application #15-01 at 7:56 PM. In favor - **In favor - Joslow, Murray, Merola, Scherber, Krempel, Zanardi, Sanders, Seifert. Opposed - none. Motion Carried.**

Application for Special Exception #15-02 submitted by Ohaus Management Group (owner) and Pursuit Athletic Performance LLC (applicant) to provide athletic training, sports medicine and video gait analysis, on property located at 8b Inspiration

Lane, Chester CT (Map 13, Lot 1, Zone CDD).

The fourth public hearing was opened at 7:57 PM. Vice Chairman Seifert read the Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on January 29 and February 5, 2015.

Kurt Strecker explained this was a sports medicine and training company. They also do video gait analysis. He noted they have very few people coming and going so they will be leaving the premises at the end of April.

Murray moved, Joslow seconded, to close the public hearing for Special Exception #15-02 at 7:59 PM. **In favor - Murray, Joslow, Merola, Scherber, Krempel, Zanardi, Sanders, Seifert. Opposed - none. Motion Carried.**

Respectfully submitted,

*Sally Murray*

Sally Murray /jrb