

**Chester Planning & Zoning Commission**  
**Public Hearing Minutes, May 11, 2017**  
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The Chester Planning & Zoning Commission held a continued public hearing on Thursday, May 11, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut for the following application.

Amendment to Zoning Regulations, submitted by Clear Water Holdings, LLC, Hull Management, LLC and John Schiavone, c/o Clear Water Holdings 60 Airport Industrial Park Road, Chester, CT 06512 to amend Section 80 Research & Light Manufacturing.

In attendance for the Commission were Sally Murray, Steven Merola, Jacqueline Stack, Keith Scherber, Peter Zanardi and Michael Sanders (seated for Mel Seifert). Commission Counsel David Royston was also present.

Attorney Ed Cassella introduced himself as the applicant's representative. John Schiavone and Bill Sangster were also present.

Attorney Ed Cassella noted this was a continued public hearing to streamline and clarify some points in the Amendments to Section 80 being proposed.

Attorney Cassella reviewed the proposed changes. He noted an applicant for a General Principal Use would need to provide owners within 100 feet of the subject property with notice that they are asking for a General Principal Use. Cassella also noted his clients would like one minor text change so that the notice includes a detailed description of the use. The neighbors would then have the opportunity to come to the meeting, look at the application and the Planning & Zoning Commission would make a determination if this is a General Principal Use, whether it could be approved administratively or there are concerns and it should come before the Commission as a site plan review.

Attorney Cassella noted last month they introduced prohibited uses. That section has now been streamlined.

Attorney Royston noted the process has been confusing because there is the existing Regulation adopted in August 2015 and then there is the Petition filed in January which changed the language in several respects. That is the document at this time. As the process continued, there were several edits. Royston noted he asked Attorney Cassella to take the existing text and put in the changes they are making in bold

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type. This is the final iteration which Attorney Cassella agreed to be distributed to the Commission. There was discussion at the last meeting about only including in the notice to the people within 100 feet of the subject property. Including the entire application with the notice would be onerous upon the applicant. It was agreed at the last meeting this notice should include the Statement of Use only. Attorney Royston noted that is a reasonable request.

Attorney Royston then reviewed his comments to the latest revision. He indicated it was the intention of the Regulation in August 2015 to simplify the application process, identify the uses which would be non-controversial and where there would be no changes to the outside of the building or the property. Attorney Royston then reviewed the uses which may or may not require a site plan review. He noted Research and Testing Labs was removed from General Principal Uses and put under Special Principal Uses. He indicated the General Principal Uses are pretty clear as to what they are.

Attorney Royston noted Section 80A.2 had new language added pertaining to CT General Statute 8-7(d) regarding Site Plan and Special Exception timing requirements. The first time period to hold a public hearing is 65 days, then 35 days to complete a public hearing (if applicable) and then 65 days to decide the application. Another 65 days can be added to any of those time requirements. This application was filed in January. An extension of time was granted for completion of the public hearing. Attorney Royston further noted that when only a Site Plan Review by the Commission is required, that must be decided within 65 days or its deemed approved. The applicant can request an extension of another 65 days.

Attorney Royston reviewed the General Principal Use process and notice requirements, including who is allowed to speak at the meeting at which the application is considered.

It was agreed the Regulation distributed at this meeting needed some reformatting. Sally Murray volunteered to do the reformatting. Bill Sangster noted the bold type under 80A.2.B should be moved up to 80A.1 under General Principal Use.

Attorney Cassella noted he didn't have any problem with Ms. Murray doing the reformatting. He also agreed (and submitted a written request) to requesting an extension of time to continue the public hearing until the next meeting on June 8<sup>th</sup>.

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**Motion by Zanardi, second by Sanders, to continue the public hearing until the next meeting on June 8, 2017. 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