

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



telephone: 860-526-0013
facsimile: 860-526-0004
web page: chesterct.org

Chester Planning & Zoning Commission
Record of Vote
July 9, 2015

Members Present – Lavy, Seifert, Horner, Krempel, Scherber, Merola, Zanardi, Joslow.

Motion by Joslow, second by Horner, to close public hearing for Amendments to Zoning Regulations Sections 72, 80 and 20 at 8:09 PM. Unanimously approved.

Motion by Joslow, second by Zanardi, to close public hearing for Special Exception Application #15-04 and Coastal Site Plan Review for Chester Point Real Estate LLC at 8:25 PM. Unanimously approved.

Motion by Joslow, second by Horner, to approve Special Exception #15-04 for Chester Point Real Estate per revised plans dated March 26, 2013, revised thru June 26, 2013 which included all of the conditions from the original approval of August 8, 2013 and Landscape Plan dated September 21, 2012, revised thru October 10, 2013 as well as the following conditions -

1. All requirements of the Sanitarian and Connecticut Department of Public Health shall be met.
 2. All requirements of the Fire Marshal and Building Official shall be met.
- Unanimously approved.

Motion by Seifert, second by Joslow, to approve Coastal Site Plan Review for Chester Point Real Estate LLC based on the fact it is consistent with all applicable goals and policies in Section 22a-92 and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities. Unanimously approved.

Motion by Zanardi, second by Joslow, to approve Application #15-05, Amendment to Special Exception for increased hours of operation submitted by Monroe Properties LLC for Otto's Restaurant noting that all original conditions of approval remain in full force and effect. Unanimously approved.

Motion by Joslow, second by Krempel, to approve Amendments to Zoning Regulations Sections 72, 80 and 20 as written and presented. Voting in favor – Seifert, Merola, Krempel, Zanardi, Joslow, Lavy. Opposed – Horner, Scherber. Motion Carried.

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Motion by Joslow, second by Seifert, to set an effective date of August 1, 2015 for Amendments to Zoning Regulations Sections 72, 80 and 20. Voting in favor - Seifert, Merola, Krempel, Zanardi, Joslow, Lavy. Opposed - Horner, Scherber. Motion Carried.

Motion by Zanardi, second by Merola, to approve invoice of J. Brown Associates in the amount of \$1,175.00 for secretarial services for meetings from December 11, 2014 thru June 11, 2015. Unanimously approved.

Motion by Seifert, second by Scherber, to go into Executive Session at 9:45 PM for the purpose of discussing pending litigation. Unanimously approved. The Commission came out of Executive Session at 9:50 PM.

Motion by Merola, second by Zanardi, to approve June 11, 2015 Minutes as written. Voting in favor - Merola, Krempel, Zanardi, Joslow, Horner, Lavy. Opposed - none. Abstained - Seifert, Scherber. Motion Carried.

Motion by Seifert, second by Scherber, to adjourn at 9:50 PM. Unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary