

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



telephone: 860-526-0013
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Chester Planning & Zoning Commission
Regular Meeting, Thursday, July 9, 2015
Chester Town Hall, 203 Middlesex Avenue, Chester
(community meeting room)
@ 7:30 PM

MEETING AGENDA

Public Hearings:

1. Amendments to Zoning Regulations

Repeal Section 72, Controlled Development District, in its entirety and replace with new Section 72, Controlled Development District.

Repeal Section 80, Research & Light Manufacturing District, in its entirety and replace with new Section 80, Research & Light Manufacturing District.

Add new Section 20 Definitions Fitness Health and Sports Facility.

2. Application for Special Exception #15-04 and Coastal Site Plan Review submitted by Chester Point Real Estate LLC (owner and applicant) for Building Reconstruction and Associated Site Improvements for seasonal restaurant use and permitted marine uses, on property located at 72 Railroad Avenue (Tax Map 15, Lot 56, Zone Waterfront District and Gateway District).

Meeting:

1. Call to Order

2. Roll Call & Seating of Alternates

3. Audience of Citizens

4. Old Business

(a) Amendments to Zoning Regulations

Repeal Section 72, Controlled Development District, in its entirety and replace with new Section 72, Controlled Development District.

Repeal Section 80, Research & Light Manufacturing District, in its entirety and replace with new Section 80, Research & Light Manufacturing District.

Add new Section 20 Definitions Fitness Health and Sports Facility.

(b) Application for Special Exception #15-04 and Coastal Site Plan Review submitted by Chester Point Real Estate LLC (owner and applicant) for Building Reconstruction and Associated Site Improvements for seasonal restaurant use and permitted marine uses, on property located at 72 Railroad Avenue (Tax Map 15, Lot 56, Zone Waterfront District and Gateway District).

(c) Application Fees – continuing review

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- (d) Proposed Village Sign Regulation – continuing review
- (e) Proposed Marijuana Regulations – continuing review
- 5. New Business
 - (a) Monroe Properties LLC, (Otto Restaurant), 69 Main Street – Amendment to Special Exception #15-05 for increased hours of operation
 - (b) The Good Elephant, 59 Main Street – Amendment to Special Exception #15-06 for second floor restaurant use
- 6. Report of Officers and Subcommittees
 - (a) Report from Zoning Compliance Officer
- 7. Bills for Payment
- 8. Communications, Receipt of New Petitions, New Applications
 - (a) Skyview Properties, 59 Winthrop Road – Special Exception application for indoor and outdoor storage of personal belongings, materials, business inventory, vehicles, tractors, trailers and equipment
- 9. Approval of Minutes – June 11, 2015 Regular Meeting Minutes
- 10. Pending Litigation
- 11. Adjournment

Sally Murray, Secretary