

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412



telephone: 860-526-0013  
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**Chester Planning & Zoning Commission**  
**Regular Meeting, Thursday, September 8, 2016**  
**Chester Town Hall, 203 Middlesex Avenue, Chester**  
**(community meeting room)**  
**@ 7:30 PM**

PUBLIC HEARING - Application for Special Exception #16-02 and Coastal Site Plan Review submitted by Chester Point Real Estate LLC (owner and applicant) to construct 15,000 sq. ft. marine commercial building at Chester Point Marina to replace damaged building by winter storm events, on property located at 72 Railroad Avenue (Tax Map 15, Lot 56, Zone Waterfront District and Gateway District).

**MEETING AGENDA**

Meeting:

1. Call to Order
2. Roll Call & Seating of Alternates
3. Pending Litigation – Executive Session
4. Audience of Citizens
  - (1) Attorney Elliott – preliminary discussion re Moraveles rezoning
  - (2) Carlisle Schaeffer – preliminary discussion re microbreweries
5. Old Business
  - (a) Application for Special Exception #16-02 and Coastal Site Plan Review submitted by Chester Point Real Estate LLC (owner and applicant) to construct 15,000 sq. ft. marine commercial building at Chester Point Marina to replace damaged building by winter storm events, on property located at 72 Railroad Avenue (Tax Map 15, Lot 56, Zone Waterfront District and Gateway District).
  - (b) Continued Discussion – Medical Marijuana Regulations

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(c) Application Fees – continuing review

6. New Business
7. Report of Officers and Subcommittees
  - (a) Report from Zoning Compliance Officer
8. Bills for Payment
9. Communications, Receipt of New Petitions, New Applications
  - (1) Kathleen McWade, 55 Railroad Avenue, Special Exception for Accessory Apartment
10. Approval of Minutes – July 14, 2016 Public Hearing and Regular Meeting Minutes
11. Adjournment