

Chester Planning & Zoning Commission
Regular Meeting, April 9, 2015
Page 1 of 3

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following a public hearing on Thursday, April 9, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:45 PM.

2. Roll Call & Seating of Alternates

In attendance and seated were Jon Lavy, Mel Seifert, Sally Murray, Steven Merola, Henry Krempel, Peter Zanardi, Doreen Joslow and Michael Sanders (seated for K. Scherber).

3. Audience of Citizens – none.

4. Old Business

(a) Application for Special Exception #15-03 submitted by George G. Bartlett (owner) and Eric Sullivan (applicant) for vehicle storage, main office and light equipment repair, on property located at 62 Railroad Avenue, Chester, Connecticut (Map 10, Lot 227, Zone WD).

This item was voted on at the end of the public hearing.

(b) Discussion regarding Section 72 Controlled Development District, Section 80 Research and Light Manufacturing and Section 20 Definitions Fitness and Wellness Center

Chairman Lavy and Vice Chairman Seifert reviewed recommendations from Attorney Royston regarding Sections 72 and 80. Mel noted the Commission had decided to go with the simpler definition of Fitness, Health and Sports Facility and make Section 72 correspond to that definition. There was much discussion regarding “indoor” vs. “outdoor” activity. Mel will make the final edits and a public hearing will be scheduled.

(c) Application Fees – continuing review

There was nothing new to report on application fees.

(d) Proposed Village Sign Regulation – continuing review

Chairman Lavy reviewed the recommendations from Attorney Royston. He suggested a couple of the definitions of Sign and Sign Face be updated in Section 20. Changes were also recommended to Section 111.A.1 (add information regarding what should be included with a zoning permit), add Section 111.A.13 Window Signs and add new Section 111.D.4 and renumber old 111.D.4 as 111D.5. Changes were also recommended to the proposed Sections 73.8.5 Signage, 73.8.5.3 Prohibited Signs, 73.8.5.4 Size Maximums (A-B), 73.8.5.5 Non-Conforming Signs, 73.8.5.6 Exemption from Sign Permit (A-G).

Chester Planning & Zoning Commission
Regular Meeting, April 9, 2015
Page 2 of 3

Everyone should continue to think about the new proposed signage. Copies of Attorney Royston's recommendations will be emailed to the members.

(e) Proposed Marijuana Regulations – continuing review

Copies of the draft proposal prepared by Sally Murray was distributed for review. Chairman Lavy noted he received an email from Keith Scherber who unfortunately could not be present this evening. Keith noted he felt Chester should just say no as no one would want this next to their home.

Sally briefly reviewed the draft proposal. She noted most of this came largely from the State regulations and also regulations already adopted by Killingworth, Newington and Simsbury. She indicated the State regulations are very stringent and very specific. She did not address security because the State has addressed it. She also noted the State has verbiage that this can't be too close to specific uses to impose any kind of hardship.

Sally explained she thought making this a separate section would be better than trying to incorporate it somewhere within an existing section as it would be easier to delete a whole section should everything either fail or become legal at the State level.

There was some reluctance using the 1000 foot restriction. Some thought perhaps 500 feet would be better. It was also recommended to change “municipal building” to “library/community center.”

5. New Business

Chairman Lavy noted ZCO Brown very kindly sent reminder letters to the restaurants in the Village reminding them they need to submit Sidewalk Usage Zoning Permit applications. An application was received from the Pattaconk Bar & Grille. The Commission reviewed the application for completeness. **Motion by Murray, second by Joslow, to approve the Zoning Permit for Sidewalk Usage for the Pattaconk Bar & Grille. Unanimously Approved. Motion Carried.**

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

In the absence of ZCO Brown, Chairman Lavy noted the Zoning Compliance Officer has received a complaint regarding a POD storage unit that has been on the same property for quite some time. The Zoning Regulations do not really cover these POD storage units. As there is a trend toward people putting these on residential properties, does the Commission want to consider writing a regulation governing their location and period of time they can remain. Chairman Lavy noted ZCO Brown found a sample regulation from out of state that set forth certain guidelines that

Chester Planning & Zoning Commission
Regular Meeting, April 9, 2015
Page 3 of 3

might be considered. Sally Murray noted she would like to see these treated the same as a construction trailer for someone rebuilding a house. Mel Seifert noted he would like to see a Cease & Desist Order issued for the one that has been there for some time. The Commission should then consider writing a regulation to prevent these type units from remaining an extended period of time.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications – none.

9. Approval of Minutes – March 12, 2015 Regular Meeting Minutes

Motion by Murray, second by Joslow, to approve March 12, 2015 Regular Meeting Minutes as written. Unanimously Approved with Krempel abstaining. Motion Carried.

10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Zanardi, second by Joslow, to adjourn at 9:20 PM. Unanimously Approved. Motion Carried.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary