

**Chester Planning & Zoning Commission
Regular Meeting, February 12, 2015
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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, February 12, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Vice Chairman Seifert called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

Those in attendance were Mel Seifert, Sally Murray, Steven Merola, Henry Krempel, Keith Scherber, Peter Zanardi, Doreen Joslow, Michael Sanders (seated for J. Lavy).

3. Audience of Citizens - none.

4. Old Business

(a) Application for Special Exception #14-06 submitted by A.I.S. Properties LLC (owner and applicant) to construct 80' x 70' building for rental spaces, on property located at 25 Airport Industrial Park Road (Map 17, Lot 21, Zone RLM).

Joslow moved, Merola seconded, to approve Application #14-06, A.I.S. Properties, 25 Airport Industrial Park Road, with the following conditions -

1. Exterior lighting shall be confined to pedestrian doors and be down lighting.

2. Landscaping shall comply with all landscaping regulations in Section 80 and to the extent possible preserve existing trees and foliage.

3. Signage to be placed between Lots 25 and 35 on Lot 35 at least 6 feet back of the front lot line parallel to Airport Industrial Park Road.

4. All requirements of the Fire Marshal, Sanitarian and Building Official shall be complied with.

In favor - Joslow, Merola, Krempel, Zanardi, Murray, Sanders, Seifert. Opposed - none. Motion Carried. (it

is noted for the record Scherber recused himself).

(b) Application for Special Exception #14-07 submitted by A.I.S. Properties LLC (owner and applicant) to construct 70' x 100' building for rental spaces, on property located at 35 Airport Industrial Park Road (Map 17, Lot 20, Zone RLM).

Joslow moved, Merola seconded, to approve Application #14-07, A.I.S. Properties, 35 Airport Industrial Park Road, with the following conditions -

1. Exterior lighting shall be confined to pedestrian doors and be down lighting.
2. Landscaping shall comply with all landscaping regulations in Section 80 and to the extent possible preserve existing trees and foliage.
3. Signage to be placed between Lots 25 and 35 on Lot 35 at least 6 feet back of the front lot line parallel to Airport Industrial Park Road.
4. All requirements of the Fire Marshal, Sanitarian and Building Official shall be complied with.

In favor - Joslow, Merola, Krempel, Zanardi, Murray, Sanders, Seifert. Opposed - none. Motion Carried. (it is noted for the record Scherber recused himself).

(c) Application for Special Exception #15-01 submitted by Ohaus Management Group (owner) and Fastcorp LLC (applicant) for assembly, testing and shipping of vending machines, on property located at 8a Inspiration Lane, Chester CT (Map 13, Lot 1, Zone CDD).

Murray moved, Krempel seconded, to approve Application #15-01, Fastcorp LLC with the condition that all requirements of the Fire Marshal, Building Official and Sanitarian are complied with. In favor - Murray,

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Krempel, Merola, Scherber, Zanardi, Joslow, Sanders, Seifert. Opposed - none. Motion Carried.

(d) Application for Special Exception #15-02 submitted by Ohaus Management Group (owner) and Pursuit Athletic Performance LLC (applicant) to provide athletic training, sports medicine and video gait analysis, on property located at 8b Inspiration Lane, Chester CT (Map 13, Lot 1, Zone CDD).

Murray moved, Krempel seconded, to approve Application #15-02, Pursuit Athletic Performance LLC with the condition that all requirements of the Fire Marshal, Building Official and Sanitarian are complied with. In favor - Murray, Krempel, Merola, Scherber, Zanardi, Joslow, Sanders, Seifert. Opposed - none. Motion Carried.

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

Vice Chairman Seifert noted he made the appropriate changes to Sections 72, 80 and 20 incorporating recommendations from the last meeting. These changes were noted and briefly reviewed.

There was some discussion regarding noise, notice to neighboring property owners when zoning permit comes in, comment period from neighbors, etc.

John Schiavone noted they understand there is a need to stream line the process, but neighbors should also have the opportunity to look over the shoulder in case the neighbors know something the Commission/Zoning Officer is not aware of. It was suggested copies of the zoning permit application and checklist be distributed to neighbors so they have an opportunity to come in and comment at the next meeting.

Vice Chairman Seifert noted Chester is the only town in this

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area that requires Special Principal Use in this type district. Most neighboring towns allow General Principal Uses in almost everything.

Mike Sanders asked if zoning permit applications can be posted somewhere before they are approved.

(f) Application Fees - continuing review

(g) Proposed Village Sign Regulation - continuing review
Vice Chairman Seifert suggested perhaps the sign committee should meet with Attorney Royston to review his comments.

5. New Business - none.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

Inquiry was received for someone wishing to purchase property on Railroad Avenue previously used by Dan Zanardi for vehicle storage, equipment repair and small office. This individual runs a residential landscaping business and wants to use it for the same thing - storage of vehicles, equipment repair and small office. The Tax Assessor has shown this on her books as a "service center" for many, many years and confirms that Mr. Zanardi used it for vehicle storage and equipment repair. It was agreed this would be comparable to the prior pre-existing nonconforming use, but the individual would still have to apply for a Special Exception.

Inquiry was received to have a distillery at 33 Liberty Street where they make gins, vodkas, whiskey on a small scale. They would also do tours, tastings, people could see how the product is made and small retail. Probably 50 to 60 people per day, with maybe 10 people at one time. The rest of the building could be used for an art gallery or museum, talk about craft spirits, maybe do chocolate and candy. Some members thought this would be a good fit, others weren't so sure. It was recommended this individual come in for an informal discussion if interested.

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7. Bills for Payment - none.

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

9. Approval of Minutes - January 8, 2015 Public Hearing and Regular Meeting Minutes

Joslow moved, Murray seconded, to approve January 8, 2015 Public Hearing Minutes as written. In favor - Joslow, Murray, Merola, Krempel, Scherber, Zanardi, Seifert. Opposed - none. Abstained - Sanders. Motion Carried. .

Murray moved, Joslow seconded, to approve January 8, 2015 Regular Meeting Minutes as written. In favor - Murray, Joslow, Merola, Krempel, Scherber, Zanardi, Seifert. Opposed - none. Abstained - Sanders. Motion Carried.

10. Pending Litigation - nothing further to report.

11. Adjournment

Merola moved, Krempel seconded, to adjourn at 9:05 PM. In favor - Merola, Krempel, Scherber, Sanders, Murray, Zanardi, Joslow, Seifert. Opposed - none. Motion Carried.

Respectfully submitted,

Sally Murray

Sally Murray

/jrb