

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following the public hearing for Amendments to the Zoning Regulations. Chairman Lavy called the meeting to order at 9:30 PM.

2. Roll Call & Seating of Alternates

In attendance and seated were Jon Lavy, Mel Seifert, Sally Murray, Steven Merola, Henry Krempel, Keith Scherber, Jacqualine Stack, Peter Zanardi, Patricia Bisacky (seated for D. Joslow). Michael Sanders and Elaine Fitzgibbons (non-seated alternates) were also present.

3. Audience of Citizens

Agenda Item 8 below was discussed at this time. Attorney Ed Cassella was present for Clearwater Holdings and Brian Hughes was present for 46 Deep Hollow LLC.

Attorney Royston noted the Section 80 Amendment was being received at this meeting and the public hearing needs to be scheduled within 65 days. There is a small section of the RLM Zone in the Gateway District therefore this has to be referred to the Gateway Commission. There is also a section within 500 feet of another community so it has to be referred to the Regional Planning Committee. Those referrals will be made. These items can be put on the agenda for the RPC for January 23rd and Gateway for January 26th. It will be up to the petitioner as to how these will be handled. Attorney Royston suggested scheduling the public hearing for the March 9th meeting. Commission members set the public hearing for March 9, 2017.

Brian Hughes was present for the Section 60A.2 Amendment which also was being received at this meeting. The Commission scheduled the public hearing for March 9, 2017 and this will also be referred to both the RPC and Gateway for the January 23rd and January 26th meetings respectively. It will be up to the petitioner as to how to handle this with RPC and Gateway.

Carlisle Schaeffer noted he will be meeting tomorrow with the Fire Marshal relative to the previously approved microbrewery. The Sanitarian has already given his approval. Schaeffer will contact the Water Pollution Control Authority.

4. Old Business

- (a) Proposed Special Exception Amendment to Regulations, Section 120L
- (b) Proposed Variance Amendment to Regulations, Section 140J
- (c) Repeal Section 40T(1), Sale of Alcoholic Beverages
- (d) Proposed Medical Marijuana Regulation

Chairman Lavy noted the public hearing for the above was continued until February 9, 2017, therefore, there will be no further discussion.

5. New Business – none.

6. Report of Officers and Subcommittees

- (a) Report from Zoning Compliance Officer

ZCO Brown reported on the following -

- 59 Winthrop Road – the property owner has brought in more trailers for storage. The ZCO and Commission Counsel are preparing the appropriate paperwork.
- 136 West Main – the property owner had previously requested converting the office to an apartment. It was the Commission's opinion this would not be allowed. Since that time, the ZCO found old paperwork converting 138 West Main to apartments (changing one nonconforming use to another nonconforming use). The ZCO will confer with Commission Counsel on this matter.
- Land Use Seminar at Wesleyan Science Center, Middletown on March 25, 2017. ZCO will scan information and email to members.

- (b) Plan of Conservation & Development

Chairman Lavy noted he has been meeting with First Selectwoman Gister, BOF Chair Virginia Carmany, BOF member Jon Joslow and EDC Chair Susan Wright along with Doreen Joslow (P&Z member) regarding the updating of the POCD which needs to be adopted by 2019. It was agreed to write RFP qualifications for an outside consultant to work on the visioning, update and run workshops for the POCD. First Selectwoman Gister sent out a draft proposal for an outside consultant. Chairman Lavy offered comments on the proposal. Lavy also noted the BOF has agreed in principal to fund an outside consultant to help with the

POCD update. CRERPA assisted with the 2009 POCD. The town will be soliciting proposals and select a few firms to interview. A firm will then be chosen to assist P&Z in writing the POCD. It is expected the new POCD will be in place by March of 2018. The applicants will provide fees and schedules for workshops and deliverables, etc. Doreen Joslow is the P&Z representative and updates will be provided on progression. Times will be set for visioning workshops which will be sent to boards and commissions. Public outreach will also be done.

First Selectwoman Gister noted as background, it was one of her goals to take on the small and large projects hanging around (Main Street Project, North Quarter Park, under nourishment of Cedar Lake, etc.) and try to put them under a strategic umbrella in conjunction with EDC, P&Z, BOF and attach a money figure to it. During the last budgeting process, money had been set aside to do town visioning and conduct a 3 to 4 month communication with residents to see what they would like to see and and spend their money on. This should be a living, actionable document, not a reference book.

Chairman Lavy noted all members of the Commission will be asked to participate. The schedule will be aggressive in order to keep fees down and move quickly and efficiently. Once a consultant is on board, there will be a lot of meetings and workshops. Cudoes to the First Selectwoman for pushing this forward and the BOF for setting money aside.

Sally Murray noted the Commission is in a good position. The prior POCD was a pamphlet. The new POCD will be structured with goals and recommendations.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(a) 46 Deep Hollow LLC, Amendment to Zoning Regulations, Section 60A.2 – set public hearing

(b) Clear Water Holdings, LLC; Hull Management LLC, John Schiavone; Loracon, LLC – Amendment to Zoning Regulations, Section 80 – set public hearing

This was discussed under Audience of Citizens and public hearing scheduled for both petitions for March 9, 2017.

9. Approval of Minutes – December 8, 2016 Public Hearing and Regular Meeting Minutes

Motion by Murray, second by Stack, to approve December 8, 2016 Public Hearing Minutes as written. Approved with Seifert and Scherber abstaining.

Motion by Zanardi, second by Stack, to approve the December 8, 2016 Regular Meeting Minutes as written. Approved with Seifert and Scherber abstaining.

10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Murray, second by Merola, to adjourn at 10:00 PM. Unanimously Approved.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary