

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following the public hearing at 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 8:20 PM.

2. Roll Call & Seating of Alternates

Those in attendance and seated were Jon Lavy, Mel Seifert, Sally Murray, Steven Merola, Keith Scherber, Henry Krempel, Peter Zanardi and Doreen Joslow.

3. Audience of Citizens

Carol Lewitt, Sue Sbrolla and Elizabeth Williams were present for a preliminary discussion. They would like to put an internet radio station at 11 Main Street when it becomes available end of March. This would facilitate discovery and commerce in the Lower Connecticut River Valley area. It would be internet based connectivity streaming audio, web and mobile platform. It would broadcast through the internet. No towers or antennas. It would serve the areas from Middletown to Old Saybrook and Madison to East Lyme. It is hoped to be based in Chester which is right in the middle of the triangle.

The station would operate as a traditional talk and music station geared to what is going on in the neighborhood. It would not be a news or political entity. Advertising packages would be offered to encourage real commerce. There would be a retail store where cottage industry products could be sampled and bought at a discount. Gift certificates would be available. The space would also serve as a studio for broadcast. Music will be played.

There is no intention to change the structure of the building. No transmission will compete with radio frequency. This would improve internet connectivity in downtown Chester. Signage requirements would be adhered to. It would probably be a 9 to 4 business. There would be some pre-programming for evening hours. A store front would create a brick and mortar statement.

Sally Murray noted for zoning purposes this would be classified as primarily retail. Mel Seifert agreed this would be retail and professional office which are both a General Principal Use in the Village District.

#### 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).

(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).

Both Special Exception Applications #14-06 and 14-07 were continued until the February 12, 2015 meeting, therefore, there was no further discussion at this time.

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

John Schiavone and Mr. & Mrs. Sangster were present. Review and discussion continued regarding Sections 72 and 80.

The following changes were agreed upon and will be incorporated into the proposed regulations for review at the next meeting -

- Add subsections A.3 through A.10 of Sections 130 to 72A.1 and 80A.1.
- Add Fitness, Dance, Sports and Health Facility to Section 72A.1.
- Add disassembling, crushing, and demolishing to Sections 72A.3 and 80A.3.
- Add Business, government and professional offices; research and testing laboratories and facilities; graphic reproduction services; and computer software design and development facilities to Section 80A.1.
- Add definition of Fitness, Dance, Sports and Health Facility to Section 20.
- Remove Fitness and Wellness Center and Medical Clinic from Section 80.

(d) Application Fees – continuing review

(e) Proposed Village Sign Regulation – continuing review

Nothing further on either of the above two items. Chairman Lavy urged members to review the previous comments from Commission Attorney for the next meeting.

#### 5. New Business

Mel Seifert suggested there be a group to look at marijuana regulations for dispensaries

and production facilities. ZEO Brown noted Killingworth recently adopted new regulations and she would obtain a copy for reference.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer – none.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

Two new applications were received and distributed. Special Exception for Pursuit Athletic Performance LLC and Special Exception for Fastcorp LLC, both located at 8 Inspiration Lane. Public hearings were scheduled for February 12, 2015.

9. Approval of Minutes – December 11, 2014 Public Hearing and Regular Meeting Minutes

**Motion by Seifert, second by Joslow, to approve Public Hearing Minutes for December 11, 2014 as written. Unanimously approved with S. Murray abstaining. Motion Carried.**

**Motion by Joslow, second by Krempel, to approve Regular Meeting Minutes for December 11, 2014 as written. Unanimously approved with S. Murray abstaining. Motion Carried.**

10. Pending Litigation – nothing new to report.

11. Adjournment

**Motion by Murray, second by Zanardi, to adjourn at 9:00 PM. Unanimously approved. Motion Carried.**

Respectfully submitted,

*Sally Murray*<sub>/jrb</sub>

Sally Murray, Secretary