

Chester Planning & Zoning Commission
Regular Meeting, June 11, 2015
Page 1 of 3

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, June 11, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

In attendance were Jon Lavy, Sally Murray, Steven Merola, Errol Horner, Henry Krempel, Peter Zanardi and Doreen Joslow.

3. Audience of Citizens

Phillip Moores was present. He noted he is working with Joe Wren to see what his options are for subdividing his property of 34 acres. Chairman Lavy read into the record a letter from Attorney Bennet and an email from Joe Wren regarding the abandonment of Swamp Ledge Road. Chairman Lavy advised Mr. Moores the Commission cannot make any decision on this matter until a formal application is received. It was agreed the ZCO will talk to Mr. Wren about the process for submitting conventional and conservation subdivision applications.

4. Old Business

- (a) Discussion regarding Section 72 Controlled Development District, Section 80 Research and Light Manufacturing and Section 20 Definitions Fitness and Wellness Center - public hearing set for July 9, 2015

Chairman Lavy noted a public hearing has been scheduled for July 9, 2015.

- (b) Application Fees - continuing review - nothing further at this time.

- (c) Proposed Village Sign Regulation - continuing review
There was discussion regarding the size of commercial signage. Errol Horner noted the existing commercial size is 24 square feet. He indicated the intent of this effort was to reduce the size of signs. Henry Krempel noted he would say it should be a total of 16 square feet regardless of whether it is 1 or 2 signs. Errol recommended a maximum square footage of 16 square feet. It was decided to change the 73.8.5.3B. Commercial Signs to read "The total inclusive aggregate area of signage shall have a maximum area of coverage of 16 square feet."

Chairman Lavy asked everyone to review Doreen Joslow's email comments and be prepared to finalize this at the next meeting.

(d) Proposed Marijuana Regulations - continuing review
The final draft was prepared and will be sent to Attorney Dave Royston for his comments and thoughts. It should be noted the moratorium expires at the end of August 2015.

5. New Business

(a) Sidewalk Usage Permits

Motion by Krempel, second by Zanardi, to approve revised drawing/sidewalk usage permit application for Pattaconk Bar and Grill. Unanimously Approved.

Motion by Krempel, second by Murray, to approve Sidewalk Usage Permit application for The Villager pending receipt of Certificate of Insurance and confirmation by the ZCO that the measurement of sidewalk from the permitted area to the curb meets the requirement. Unanimously Approved.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

J. Brown, Zoning Compliance Officer, reported on the following:

1. There have been several "loud music" complaints to the First Selectman regarding the Pattaconk. First Selectman Meehan is working with the Pattaconk and the State Police to resolve this matter. The Commission will monitor the situation.

2. Learned Otto's Restaurant is now serving lunch on Saturday and Sundays. A condition of its original approval was that if the hours of operation changed, they would have to come back for an amendment. A letter has been sent to Jonathan Rapp advising him of that fact.

3. The Good Elephant - a letter has been sent to The Good Elephant regarding this new restaurant. Attorney John Bennet called regarding this matter, but we haven't been able to talk yet. Will keep trying to contact Attorney Bennet to discuss a resolution to this matter.

7. Bills for Payment - none.

8. Communications, Receipt of New Petitions, New Applications

(a) Letter from Joseph Cohen

Chairman Lavy read into the record a letter from Joe Cohen dated June 3, 2015 in which Mr. Cohen asked for a legal opinion as to the validity of the adoption of the 2005 Road Regulations. Mr. Cohen feels it is the Board of Selectmen who adopt the Road Regulations and not the Planning & Zoning Commission. This will be forwarded to Attorney Royston for his review and comment.

(b) Chester Point Real Estate LLC, Special Exception and Coastal Site Plan Review for Building Reconstruction and Associates Site Improvements for seasonal restaurant use and permitted marine uses, on property located at 72 Railroad Avenue.

A public hearing was scheduled for July 9, 2015 for Special Exception Application #15-04.

9. Approval of Minutes - May 14, 2015 Regular Meeting Minutes **Motion by Joslow, second by Merola, to approve May 14, 2015 Minutes as written. Unanimously approved with Zanardi, Horner, Lavy and Murray abstaining.**

10. Pending Litigation - nothing further to report.

11. Adjournment

Motion by Joslow, second by Murray, to adjourn at 8:55 PM. Unanimously Approved.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary