

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

The Chester Planning & Zoning Commission held its regular meeting on Thursday, March 12, 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 and seated were Jon Lavy, Sally Murray, Steven Merola, Errol Horner, Peter Zanardi, Doreen Joslow and Michael Sanders (seated for M. Seifert).

3. Audience of Citizens - none.

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

Chairman Lavy noted Sections 72, 80 and 20 have been sent to Attorney Royston for his final review and comment.

(b) Application Fees - continuing review

(c) Proposed Village Sign Regulation - continuing review
Chairman Lavy noted he and ZCO Brown would meet with Attorney Royston to better understand his comments relative to the proposed Village Sign Regulations.

(d) Discussion regarding proposed Marijuana Regulations
Chairman Lavy noted the Commission needs to start working on this during the Moratorium period. He indicated there were two choices. The Commission could either prohibit this entirely under Section 40, General Prohibitions, or write a new regulation that governs it. In any event, the Commission should be proactive in this regard. The recently passed Killingworth Marijuana Regulation was distributed and reviewed. Sally Murray volunteered to write a draft regulation to be discussed at the next meeting.

5. New Business - none.

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6. Report of Officers and Subcommittees
 - (a) Report from Zoning Compliance Officer - nothing new to report.
7. Bills for Payment - none.
8. Communications, Receipt of New Petitions, New Applications
Special Exception #15-03, George Bartlett (owner), Eric Sullivan (applicant), 62 Railroad Avenue, for main office, vehicle storage, light repair.
Special Exception #15-03 was distributed and a public hearing scheduled for April 9, 2015.
9. Approval of Minutes - February 12, 2015 Public Hearing and Regular Meeting Minutes
Motion by Murray, second by Joslow, to approve February 12, 2015 Regular Meeting Minutes as written. Unanimously approved with Lavy and Horner abstaining. Motion Carried.

Motion by Zanardi, second by Murray, to approve February 12, 2015 Public Hearing Minutes as written. Unanimously approved with Lavy and Horner abstaining. Motion Carried.
10. Pending Litigation - nothing further to report.
11. Adjournment
Motion by Murray, second by Joslow, to adjourn at 8:05 PM. Unanimously approved. Motion Carried.

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary