

Chester Planning & Zoning Commission
Regular Meeting Minutes, May 11, 2017
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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, May 11, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Acting Chairman/Secretary Sally Murray called the meeting to order at 8:55 PM.

2. Roll Call & Seating of Alternates

Those members present and seated were Sally Murray, Steven Merola, Jacqueline Stack, Keith Scherber, Peter Zanardi, Michael Sanders (seated for M. Seifert).

3. Audience of Citizens – none.

4. Old Business

(a) Proposed Medical Marijuana Regulation

Discussion on this item was postponed until the next meeting when both Chairman Lavy and Vice Chairman Seifert are present.

(b) Proposed Amendment to Zoning Regulations to amend Section 80 Research & Light Manufacturing

Discussion on this item was postponed as the public hearing was continued until the next meeting on June 8, 2017.

5. New Business

(a) Review Outdoor Dining Zoning Permit Requests

The Commission reviewed the following Zoning Permit applications for Outdoor Dining Tables on the sidewalk -The Villager, Pattaconk Bar & Grille, L&E, River Tavern and Simon's Marketplace. It was a consensus to approve all for issuance of a Zoning Permit as soon as all missing documentation was received (Certificates of Insurance and Liquor License copies).

(b) #17-01 56 Middlesex Avenue LLC (owner), Carla Marino Marek (applicant) for Amendment to Approved Special Exception #11-03 for Retail Rental Spaces at 56 Middlesex Avenue

Carla Marino Marek was present and reviewed her application for Retail Rental Spaces at 56 Middlesex Avenue. She reviewed the interior layout for rental spaces and the kitchen. She confirmed there would be no seating for eating. The original

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approval granted on September 8, 2011 was reviewed. There was discussion regarding conditions having to do with early morning use of the kitchen and deliveries to the site. Ms. Marek agreed to keep all the same (22) conditions from the original approval. If at such time she wants to change anything, she will have to come back before the Commission with that request.

Acting Chairman/Secretary Murray read the following letters into the record -

(1) Letter from Richard E. Leighton, Fire Marshal, dated April 28, 2017 indicating the new occupancy of this facility will remain under the same classification as the previous and will be subject to the same requirements.

(2) Email from Anna Sweeney, Wetlands Compliance Officer, dated May 1, 2017 indicating no Inland Wetland concerns.

(3) Email from Lee Vito, Sanitarian, dated May 4, 2017, indicating approval with the condition that each vendor of food contact the health department for a food license.

Motion by Sanders, second by Stack, to approve Application #17-01 Amendment to Approved Special Exception #11-03 subject to all the conditions of the original approval (#11-03) and that all requirements of the Fire Marshal, Building Official, Sanitarian and Water Pollution Control Authority are met. Unanimously Approved.

(c) New Stormwater Management Regulations

ZCO Brown distributed new State Stormwater Management literature and regulations which will need to be addressed in the near future. Everyone should read this in order to be able to discuss it at an upcoming meeting.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZCO Brown reported on the following -

- 10 Prospect Street – will be doing inspection on Monday, May 15, 2017.
- Pet Adoption item discussed at the last meeting for 29 Main Street – individual decided she did not want to pursue this matter.
- Continuing to work on complaint from neighbor regarding school bus

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company. Have sent the property owner a letter, but have had no reply yet.

- Had a meeting with Chester Airport attorney, working on a resolution.
- New Art Gallery going in at the former Ceramica Building.

(b) Plan of Conservation & Development

ZCO Brown noted Chairman Lavy had indicated they were waiting for First Selectwoman Gister to finish the RFQ for a consultant.

7. Bills for Payment – none.

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

9. Approval of Minutes – April 13, 2017 Public Hearing and Regular Meeting Minutes

Motion by Zanardi, second by Merola, to approve April 13, 2017 Public Hearing Minutes as written. Approved with Scherber, Murray and Stack abstaining.

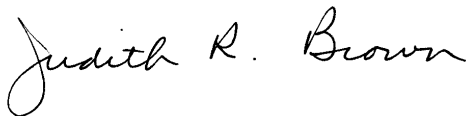
Motion by Sanders, second by Merola, to approve April 13, 2017 Regular Meeting Minutes as written. Approved with Scherber, Murray and Stack abstaining.

10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Merola, second by Keith Scherber, to adjourn at 9:40 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary