

Chester Planning & Zoning Commission
Regular Meeting, May 14, 2015
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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, May 14, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Vice Chairman Seifert called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Members

Members in attendance and seated were Mel Seifert, Steven Merola, Errol Horner, Keith Scherber, Henry Krempel, Doreen Joslow and Michael Sanders (seated for J. Lavy).

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
Vice Chairman Seifert noted a couple final changes were made last month. These are now ready to go to public hearing. A copy must also be referred to the Regional Planning Commission before the hearing. The public hearing was scheduled for July 9, 2015.

A letter dated May 14, 2015 was submitted by Bill Sangster, Ken Grass and John Schiavone. It was felt this letter was more appropriate for the public hearing and will be read into the record at that time.

(b) Application Fees - nothing further to report.

(c) Proposed Village Sign Regulations - continuing review
There was much discussion regarding sign regulations and the recommended changes put forth by Attorney Royston. Vice Chairman Seifert noted there had been an extensive review of this information at the last meeting.

Henry Krempel noted the Commission should be putting together the least restrictive goal it would like to achieve.

There was a lengthy discussion regarding how many and the size of signs, both residential and commercial.

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Mike Sanders noted there is no design review in the Village District.

It was decided the ZEO will prepare a new draft working from the 8/14/14 draft, recommended changes from Attorney Royston and subsequent discussions of the Commission.

(d) Proposed Marijuana Regulations - continuing review Vice Chairman Seifert noted there was a consensus at a prior meeting to put together a draft regulation. There were a couple minor changes proposed to the draft at the last meeting.

There was further discussion as to whether or not the town should have a regulation governing marijuana.

The ZEO will prepare a new draft with proposed changes.

5. New Business

(a) Sidewalk Usage Permits

Motion by Sanders, second by Krempel, to approve Sidewalk Usage Permit for River Tavern, pending receipt of Certificate of Insurance. Unanimously Approved. Motion Carried.

Motion by Krempel, second by Joslow, to approve Sidewalk Usage Permit for Simon's Marketplace. Unanimously Approved. Motion Carried.

Motion by Krempel, second by Joslow, to approve Sidewalk Usage Permit for L & E Restaurant. Unanimously Approved. Motion Carried.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZEO Brown reported there has been a slight increase in activity and permits.

7. Bills for Payment - none.

8. Communications, Receipt of New Petitions, New Applications
It was noted a letter was received from the Connecticut Siting Council regarding modifications to the cell tower at 49 Wig

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Hill Road.

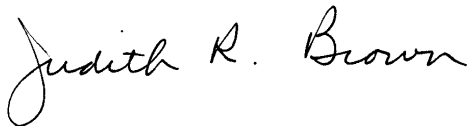
9. Approval of Minutes - April 9, 2015 Public Hearing and Regular Meeting Minutes
Motion by Joslow, second by Sanders, to approve April 9, 2015 Public Hearing Minutes as written. Unanimously Approved with Scherber and Horner abstaining. Motion Carried.

Motion by Joslow, second by Krempel, to approve April 9, 2015 Regular Meeting Minutes as written. Unanimously Approved with Scherber and Horner abstaining. Motion Carried.

10. Pending Litigation - nothing further to report.

11. Adjournment
Motion by Sanders, second by Joslow, to adjourn at 9:00 PM. Unanimously Approved. Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned above the typed name of the Recording Secretary.

Judith R. Brown, Recording Secretary