

1. Call to Order

The Chester Zoning Board of Appeals held its regular meeting on Monday, May 15, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Vice Chairman John DeLaura called the meeting to order at 7:35 PM.

2. Seating of Members

Vice Chairman DeLaura noted there were only 3 members present – John DeLaura, Alex Stein and Mike Desnoyers.

3. Approval of Minutes – March 20, 2017

It is noted Alex Stein was the only member present who was at the March 20 2017 meeting, but he didn't see any problems with the Minutes as written.

4. Old Business – Continued Public Hearing and Consideration of Application

Application submitted by Leah Kisselbrack and Patrick Fisher (owner/applicant) for variance of Section 60B, Required Characteristics (Front, Side and Rear Setbacks), to construct garage w/breezeway and deck, at property located at 21 Lakeview Avenue, Chester, CT (Tax Map 12, Lot 211 & 212, Zone R2).

Vice Chairman DeLaura noted this application has been withdrawn by the applicant. A new application has been submitted which will be scheduled for public hearing at the June 19, 2017 meeting. Vice Chairman DeLaura also noted he took it upon himself to advise the applicant the Board would waive the application fee, except for the State fee of \$60.00.

5. New Business -

Public Hearing and Consideration of Application

(1) Application submitted by Gatehouse Properties LLC (owner and applicant) for variance of Sections 72.A.1 CDD Permitted Uses and Section 50D, Change of Non-Conforming to convert the one office unit (#136) into a one-bedroom residential unit, at property located at 132-138 West Main Street, Chester, CT (Tax Map 13, Lot 13, Zone CDD).

Vice Chairman DeLaura asked Attorney Cassella if he would defer for a few minutes to see if a 4th ZBA member arrives in order to conduct the public hearing. Attorney Cassella agreed.

(2) Dealer's and Repairer's Location Application

Application submitted by Ted Tine LLC, 244 Middlesex Avenue, for Automotive Dealer's or Repairer's License.

Vice Chairman DeLaura noted it was his understanding the applicant has a Repairer's License and wants a Used Car Dealership License. He felt this should go before a public hearing and would like some feedback from Planning & Zoning if this conforms with the POCD as its in a residential zone. This will be scheduled for public hearing on June 19th. The applicant also needs to submit a site plan, a copy of the current or expired license, application fee and list of neighbors within 500 feet.

(3) Receipt of New Applications

(a) Appeal of Cease & Desist Order – Whelen Aviation LLC, 61 Winthrop Road

Vice Chairman DeLaura noted the Appeal of the Cease & Desist Order will be received at this meeting by default. A public hearing will be held on June 19th.

(b) James Clark, 49 Railroad Avenue – variance for deck

Variance application for James Clarke, 49 Railroad Avenue for construction of a deck was received. Public hearing was scheduled for June 19th.

6. Any Other Business

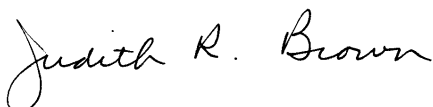
It is noted for the record the 4th ZBA member has not arrived, therefore, the Gatehouse Properties application will also be scheduled for the June 19th as 4 members are required to grant a variance and only 3 members were present.

7. Audience of Citizens – none.

8. Adjournment

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary