

Town of Chester  
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Chester Connecticut 06412



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**Notice of Public Hearing**  
**Chester Planning & Zoning Commission**

Notice is hereby given that the Chester Planning & Zoning Commission will hold a public hearing on Thursday, March 8, 2018, at 7:30 PM at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut to hear the following applications -

Glen Reyer, 88 Goose Hill Road, Chester, Special Exception # 18-01 for Accessory Dwelling Unit over garage (Map 4, Lot 154, Zone R2).

Petition to Amend Zoning Regulations

- Add to Section 20 Definitions – definition for Short Term Rental and add Short Term Rental to definition for Transient Accommodations.
- Add Short Term Rentals as General Principal Use or Special Principal Use requiring a Special Exception in such Districts as Commission deems appropriate after receipt of evidence and comment at Public Hearing. The Districts which will be considered for having Short Term Rentals as a General Principal Use or as Special Principal Use are RESIDENTIAL DISTRICTS R-2, R-1, and R-1/2, PLANNED RESIDENTIAL DISTRICT (PRD), CHESTER VILLAGE DISTRICT, COMMERCIAL DISTRICT, CONTROLLED DEVELOPMENT DISTRICT (CDD), WATERFRONT DESIGN DISTRICT, RESEARCH AND LIGHT MANUFACTURING DISTRICT (RLM).
- Add new Section 132 establishing Standards and Conditions for Short Term Rentals both as General Principal Use or as Special Principal Use requiring a Special Exception, including occupancy limits, parking, code compliance, management and special events.
- Provisions for obtaining a permit, permit renewal, permit termination and permit reinstatement after termination.

A full copy of the draft Short Term Rental and Related Regulation Amendment which is the subject of the Public Hearing is on the Town Website (front page) and on file in the Town Clerk's Office for public review. Interested parties may appear and be heard and written correspondence will be received and made a part of the record.

Bettie Perreault, Secretary

Dated at Chester, Connecticut this 19<sup>th</sup> day of February 2018.