

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, February 8, 2018, 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

Those members in attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Keith Scherber, Peter Zanardi, Elaine Fitzgibbons, Steven Merola and Steven Tiezzi (seated for J. Stack).

3. Audience of Citizens

Ivey Gianetti and John Williams were present inquiring about the status of the violation at 15 Prospect Street. Chairman Lavy noted a Cease & Desist Order had been issued. The property owner has thirty (30) days to either bring the property into compliance or appeal the Order to the Zoning Board of Appeals. Ivey Gianetti noted she would like to see something in writing from the property owner that a solution will be in place in the Spring.

Carlisle Schaefer and Sam Wagner were present regarding Little House Brewing Co. It had been stated during the original public hearing for approval that they might want to consider outdoor dining in the back on private property. Mr. Schaefer confirmed they would like to go ahead with that and will be submitting an Amendment to Special Exception for the next meeting.

Karli Gilbertson Spinella noted the revised AirBnB Regulation was not on the town website as represented and no one sent her a copy of it. ZCO Brown indicated it was posted on the town website about 10 days ago and she in fact had checked it again the morning of the meeting. It seems the confusion as to which copy of it was posted was the fact the revised edition did not have a revision date on it. Chairman Lavy noted the Town website will be checked again to be sure the revised regulation is posted. He also noted the Commission won't be able to answer any questions on this matter until the public hearing which is being scheduled for the March meeting. The Commission reviewed the draft regulation last month and what came out of that meeting will be what goes to public hearing.

4. Old Business

(a) Draft AirBnB Regulation – public hearing scheduled for March 8, 2018

Chairman Lavy noted the Commission has scheduled the public hearing for the AirBnB Regulation for the March 8, 2018 meeting.

5. New Business

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZCO Brown reported on the following items -

It was noted 15 Prospect Street and Little House Brewing had already been discussed during Audience of Citizens.

Roger Nemergut had a question regarding common driveways. The Commission noted there can be a single driveway that splits at the end to accommodate rear lots.

Olsen Sanitation – Debbie Olsen had advised the ZCO that the green covering on the fence for the storage area had come down. They ordered a new one and have it, but it can't be installed until the weather gets warmer. Chairman Lavy suggested the ZCO check on this in about a month and get a schedule for its replacement.

(b) Plan of Conservation & Development Update

Michael Sanders gave a brief update on the progress of the POCD. He noted the consultant has been on board for about 2 months. They have wrapped up the data collection. About 480 responses were received for the community survey. Turn out was very good. The results, however, didn't really reveal anything that great. Mr. Sanders will get a copy of the survey summary.

Mr. Sanders noted the next order of business is starting the public workshop effort. There will be 3 workshops over time. There will be 2 kick off workshops, March 1 and March 3. First Selectwoman Gister is researching locations to hold the workshops. The typical POCD workshop is to get people to think about what they want the Town to look like. There will then be 2 more workshops, probably in May or June, and then a 3rd with the final report. The final report will then come

to Planning & Zoning and the Board of Selectmen. The deadline to have everything wrapped up is October.

Mr. Sanders noted there were comments made about the implementation efforts after approval of the last plan. The Village District took priority at that point.

Bettie Perreault noted its interesting how little public input has changed. The same things have come up every single time.

Steven Tiezzi noted he thought there was a meeting in the last couple of weeks but didn't get a notice of any meeting. He further noted Planning & Zoning is responsible for the POCD. Chairman Lavy noted the Committee came to an agreement that this is a Planning & Zoning thing and its the Planning & Zoning Commission that votes to adopt it. Lavy indicated it was a new idea to include other commissions in these discussions. The first 2 task force meetings went very good. Mr. Tiezzi noted he would like to be a member of the task force. Lavy noted Sally Murray and Michael Sanders are P&Z representatives to the task force. He indicated the meetings are all open to the public. He goes to them to listen and be informed. Lavy further noted adding any new members to the task force would have to go through First Selectwoman Gister.

Elaine Fitzgibbons noted its important to have open communications.

Chairman Lavy noted the professional consultant is Milone and MacBroom. There is a good working relationship with all the commissions and everyone is working hard to develop a town wide document. They are all very well aware this is a Planning & Zoning document and P&Z will decide whether or not it gets approved.

Michael Sanders noted the survey results and handouts from the January 29th meeting are available on the website "We Know Where It Is".

Chairman Lavy noted the direction to Milone and MacBroom is that this will be done by the fall of this year. The Board of Finance has allocated \$60,000 for this and another \$2000 for a 2nd start up workshop. The money is in the budget.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(a) Glenn Reyer, 88 Goose Hill Road – Special Exception, Accessory Dwelling Unit – receipt of application

A public hearing was scheduled for this application on March 8, 2018.

9. Approval of Minutes – January 11, 2018 Regular Meeting Minutes

Motion by Tiezzi, second by Zanardi, to approve January 11, 2018 Minutes as written. Approved with Scherber, Fitzgibbons and Perreault abstaining.

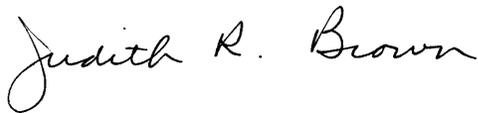
10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Tiezzi, second by Scherber, to adjourn at 8:20 PM.

Unanimously Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary