Chester Planning & Zoning Commission  
Regular Meeting, Thursday, March 8, 2018  
Chester Town Hall, 203 Middlesex Avenue, Chester  
(community meeting room)  
@ 7:30 PM

PUBLIC HEARINGS -  
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.

MEETING AGENDA

Meeting:  
1. Call to Order  
2. Roll Call & Seating of Alternates  
3. Audience of Citizens  
4. Old Business
(a) Glen Reyer, 88 Goose Hill Road, Chester, Special Exception #18-01 for Accessory Dwelling Unit over garage (Map 4, Lot 154, Zone R2).

(b) 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.
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   - 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.

5. New Business
   - (a) Tom Metcalf, Preliminary Discussion, 24-28 Denlar Drive
   - (b) Little House Brewing Co., 16-18 Main Street, Amendment to Approved Special Exception #16-07, Outdoor Seating

6. Report of Officers and Subcommittees
   - (a) Report from Zoning Compliance Officer
   - (b) Plan of Conservation & Development Update

7. Bills for Payment

8. Communications, Receipt of New Petitions, New Applications

9. Approval of Minutes – February 8, 2018 Regular Meeting Minutes
10. Pending Litigation
11. Adjournment