

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412



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**Chester Planning & Zoning Commission  
Special Meeting, Monday, April 30, 2018  
Chester Town Hall, 203 Middlesex Avenue, Chester  
(community meeting room)  
@ 7:30 PM**

**CONTINUED PUBLIC HEARING -  
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
  - (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. Approval of Minutes – April 12, 2018 Public Hearing and Regular Meeting Minutes
  6. Adjournment