

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, April 12, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Jon Lavy called the meeting to order at 9:35 PM.

2. Roll Call & Seating of Alternates

Members present and seated: Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Elaine Fitzgibbons, Steven Merola, Keith Scherber, Jacqueline Stack, Peter Zanardi and Steve Tiezzi (Alternate) – not seated, Judy Brown (ZCO), Tom Metcalf, Carlisle Schaffer, Sam Wagner, Richard Leighton. (At the request of ZEO and Recording Clerk, Judy Brown, Bettie Perreault, Secretary provides the following minutes.)

3. Audience of Citizens: The majority of the earlier group of guests left prior to the start of the Regular Meeting. To accommodate remaining guests, and because of the extended Public Hearing, matters on the posted Agenda were taken out of order and are reported here as processed:

5. New Business

- (a) Tom Metcalf: Preliminary Discussion: 24-28 Denlar Drive

Mr. Metcalf displayed proposed modifications to the structure at 24-29 Denlar Drive, describing the proposed work to extend the eaves to alleviate drainage issues, make other structural modifications to accommodate planned installation of roof-mounted solar panels, and exterior aesthetic improvements. Because the property had been issued a Special Exception in the past, these proposed changes require review and/or action under Section 80 – Special Exceptions of the Zoning Regulations. While some of the proposed work does not require Commission action, other tasks do. Based on this information, Metcalf will provide an Application for Special Exception for the desired modifications for the Commission. The matter will be on the agenda for the next regular meeting of the Commission, scheduled for Thursday, May 10, 2018.

- (b) Little House Brewing Company, 16-18 Main Street: Amendment to Approved Special Exception #16-07, Outdoor Seating

Carlisle Schaffer and Sam Wagner reviewed with Commission members the site plan accompanying the Amendment of Application for Special Exception granted December 2016 to request modification of that Special Exception to allow seasonal use of outdoor seating in a patio area located behind the building as well as on the front porch of the building at 16-18 Main Street. The plot plan shows proposed construction of a stair leading to/from the rear of the property up to street level on Spring Street, where an abutting gravel parking area is indicated. The Commission received a letter from the Inland Wetlands Commission indicating the proposed activity does not fall within the jurisdiction of that agency. Fire Marshal Leighton advised that approvals would require completion of the proposed stairs to meet all requirements.

On Motion by Zanardi, seconded by Krempel, the application as submitted was unanimously approved subject to all required conditions when approved by the appropriate officials/agencies.

(c) Sidewalk Outdoor Dining Zoning Permits Review

- a. ZEO Judy Brown advised an Annual Outdoor Dining Permit had been submitted in connection with Pattaconk 1850 Bar & Grille. All required information accompanied the Permit application, which has been processed and approved. Another Annual Outdoor Dining Permit received from Jonathan Rapp did not include all required information. It is anticipated that Rapp will provide the necessary documents. Other establishments with outdoor dining areas will be reminded that they need to submit and have approved the Annual Permit prior to initiating use for the 2018 season.

On Motion by Fitzgibbons, seconded by Merola, the Zoning Enforcement Officer was authorized to approve the Permit upon receipt of all documentation to complete the submission. The motion passed unanimously.

4. Old Business

- a. Application by Glenn and Margaret Reyer, 88 Goose Hill Road for Special Exception: Designation of apartment over garage as an Accessory Apartment.

With note of the proceedings of the earlier Public Hearing on this Application during which the applicant provided detailed information and no one had spoken either in favor or opposition of the Application,

On Motion by Sanders, seconded by Merola, the Special Exception for 88 Goose Hill Road to allow the apartment over the garage to be designated an Accessory Apartment. The motion passed unanimously.

6. Report of Officers and Subcommittees:

(a) Report from Zoning Compliance Officer

ZEO Judy Brown advised of the following recent activities:

- Phone call inquiring about possible conversion of property at 33 Liberty Street for use as apartments.
- Confirmation that the required fence has been installed by Olson Sanitation.
- Inquiry as to whether a Zoning Permit was required for a “Pop-Up” business with

intended limited duration.

- Inquiry in connection with 17 Wig Hill Road regarding what would be permitted as a customary home occupation. Resident proposes establishment of a firearms repair/parts replacement, etc. business with limited hours, minimal on-site visitors, and off-site weapons testing.

(b) Report of Conservation and Development Update

Mr. Sanders reported the consultants continue progress on the POCD; that approximately 50 people participated in the workshops held recently; that the Plan revisions are proceeding as planned and anticipated, holding monthly meetings with members of that committee. Information generated from the workshops include many recurring items, such as better sidewalks, access to the water and the library. How to prioritize potential future projects is part of the planning process.

7. **Bills for Payment:** There were none presented.

8. **Communications, Receipt of New Petitions, New Applications:**

ZEO advised nothing had been submitted for this meeting.

9. **Approval of Minutes:**

On motion by Sanders, seconded by Zanardi, the minutes of the February 8, 2018 Regular Meeting were approved as written. The motion was approved on the following vote: in favor: Lavy, Sanders, Elaine Fitzgibbons, Steven Merola, Keith Scherber, Jacqueline Stack, and Peter Zanardi. Abstaining: Krempel, Stack and Perreault.

10. **Adjournment:**

a. On Motion by Stack, seconded by Merola, the meeting adjourned at 10:27 P.M.

The Motion PASSED unanimously.

Respectfully submitted,

Bettie Perreault

Secretary