

### **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 7:30 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). Also present were Commission Counsel Sylvia Rutkowska and an audience of approximately 25 citizens.

**Public Hearing:** Glenn Reyer, 88 Goose Hill Road, Chester, Special Exception – #18-01 for Accessory Dwelling Unit over garage (Map 4, Lot 154, Zone R2) called to order following reading of Legal Notice.

**On Motion** by Krempel, seconded by Sanders, and a unanimous vote, this Public Hearing was adjourned at 7:40 P.M.

**Public Hearing:** Petition to Amend Zoning Regulations called to order immediate following closure of previous Public Hearing,

**On Motion** by Merola, seconded by Stack, and a unanimous vote, this Public Hearing will be continued on April 30, 2018 at 7:30 P.M.

The Regular Meeting was called to order at 9:36 P.M. following adjournment of the second Public Hearing.

### **5. New Business:**

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

**On Motion** by Zanardi, seconded by Krempel, the Amendment to the Special Exception was unanimously approved as submitted contingent upon all conditions having been met.

### **4. Old Business:**

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

**On Motion** by Sanders, seconded by Merola, the Special Exception allowing an Accessory Dwelling Unit over the garage at 88 Goose Hill Road was unanimously approved.

5. **New Business:** Sidewalk Outdoor Dining Zoning Permits Review

**On Motion** by Fitzgibbons, seconded by Merola, unanimous approval was given to authorize the Zoning Enforcement Officer to approve the Permit submitted by Jonathan Rapp, which had been submitted with incomplete documentation, once all required documentation are received.

9. **Approval of Minutes:** February 8, 2018 Regular Meeting Minutes

**On Motion** by Saunders, seconded by Zanardi, the minutes of the February 8, 2018 Regular Meeting were approved as written. Krempel, Perreault and Stack abstained.

Adjournment:

**On Motion** by Stack, seconded by Merola, the meeting adjourned at 10:27 P.M. The motion passed unanimously.

Respectfully submitted,  
*Bettie Perreault*  
Secretary