

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412



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**Chester Planning & Zoning Commission  
Regular Meeting, Thursday, April 12, 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

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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
- (c) Sidewalk Outdoor Dining Zoning Permits Review

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