

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



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**Chester Planning & Zoning Commission
Regular Meeting, Thursday, May 10, 2018
Chester Town Hall, 203 Middlesex Avenue, Chester
(community meeting room)
@ 7:30 PM**

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.
 - 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.
5. New Business
 - (a) Sidewalk Outdoor Dining Zoning Permits Review

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(b) MasoniCare Amendment to Special Exception, 317 West Main Street,
adding second floor to common area

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 – April 30, 2018 Continued Public Hearing and Special Meeting Minutes

10. Pending Litigation

11. Adjournment