

1. Call to Order:

The Chester Planning & Zoning Commission held its regular meeting on Thursday, July 12, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Jon Lavy called the scheduled Public Hearing to order at 7:30 PM.

2. Roll Call and Seating of Alternates:

Members present and seated: Jon Lavy, Chairman; Bettie Perreault, Secretary; Elaine Fitzgibbons, Henry Krempel, Steve Merola, Jacqueline Stack, Peter Zanardi, Patricia Bisacky (Alternate) seated for Sally Murray, Steve Tiezzi (Alternate) seated for Keith Scherber. Also present were Commission Counsel Sylvia Rutkowska and an audience of approximately 12 citizens, which included, among others, Sarah Jansen, Cait Clark, Keith Bracknell and Janet Good.

Public Hearing: Application for Special Exception #18-02 submitted by Caitlin Clark (applicant) and Sarah Jansen (owner) for Café (Coffee and Tea Bar, indoor and outdoor seating) located within retail business on property located at 1 Main Street (Tax Map 14, Lot 550, Zone Village District).

The Legal Notice, published in The Hartford Courant on June 29 and July 9, 2018 was read into the record.

Chairman Lavy reviewed and explained the proceedings of a Public Hearing and called on property owner Sarah Jansen, who deferred to Caitlin Clark as the applicant.

Ms. Clark reviewed her history in connection with businesses she has been involved with at this location. Ms. Jansen confirmed that the “porch” area outside of the upper level of 1 Main Street is on private property. Ms. Clark reviewed the commodities and services, which would be provided through the Café, which would include coffees, teas, as well as baked goods from an outside vendor (prepared off-site). She advised there would be no food preparation performed on site, and that the premises included a bathroom as well as sink(s) for cleaning beverage items, etc. She estimated that the seating capacity of the premises and approved outside seating would be approximately 15 persons at any one time. Hours of operation, which would remain flexible depending upon patronage, would be from 7:00 A.M. to 10:00 P.M., seven days per week. It was noted that while the business has been opened, approvals would still be required from regulatory authorities, including Fire Marshal, Building Official, Sanitarian, etc., pending the approval of the Special Exception.

Keith Bracknell, from Ivoryton, touted the health benefits of the consumption of coffee, and reviewed Ms. Clark’s scholastic and professional background, including the fact that, as a part of the existing premises she offers products of sustainable clothing, which she both designs and produces.

Janet Good, Chester resident and owner/operator of another Main Street business spoke in favor of the Café application, noting her history in the community and her support of those initiating endeavors such as this.

There was no further input from those present.

On Motion by Peter Zanardi, seconded by Steve Tiezzi, the Public Hearing was closed and adjourned at 7:51 P.M.

Respectfully submitted,

Bettie Perreault

Secretary