

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.

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).

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

Regular Meeting: The Regular Meeting of the Planning & Zoning Commission was called to order at 7:52 P.M. with the previously listed members present and seated, as well as Commission Counsel Sylvia Rutkowska and an audience of approximately 12 citizens.

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

On Motion by Henry Krempel, seconded by Steve Merola, the Amendment to Approved Special Exception #07-01 for a 1,700-square foot second floor addition (for a multipurpose area) to existing building structure (over present office space), not to increase the current footprint of the structure or extend above the current roof line of the building, was unanimously approved subject to receipt of updated design drawings, identification of applicable Code requirements and the subsequent approvals of the Fire Marshal and other applicable regulatory officials.

4.(c) 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).

On Motion by Steve Tiezzi, seconded by Peter Zanardi, Special Exception #18-02 was unanimously approved, with hours of operation to be between 7:00 A.M. and 10:00 P.M., seven days per week, subject to receipt of approvals from all applicable regulatory officials (Fire Marshal, Building Official and Sanitarian).

7. **Bills for Payment:**

On Motion by Jackie Stack, seconded by Henry Krempel an invoice in the amount of \$425 from J. Brown Associated for secretarial services in connection with the December 14, 2017 and the February 8, 2018 meetings was unanimously approved for payment.

9. **Approval of Minutes: June 14, 2018 Regular Meeting Minutes**

On Motion by Henry Krempel, seconded by Elaine Fitzgibbons, the minutes of the June 14, 2018 Regular Meeting were approved as written. Merola, Perreault and Tiezzi abstained.

10. **Adjournment:**

On Motion by Peter Zanardi, seconded by Jackie Stack, the meeting adjourned at 9:27 P.M. The motion passed unanimously.

Respectfully submitted,

Bettie Perreault

Secretary