

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



telephone: 860-526-0013
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**Chester Planning & Zoning Commission
Regular Meeting, Thursday, July 12, 2018
Chester Town Hall, 203 Middlesex Avenue, Chester
(community meeting room)
@ 7:30 PM**

PUBLIC HEARING - Application for Special Exception #18-02 submitted by Caitlin Clark (applicant) and Sarah Jansen (owner) for Cafe (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).

MEETING AGENDA

Meeting:

1. Call to Order
2. Roll Call & Seating of Alternates
3. Audience of Citizens
4. Old Business
 - (a) 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.

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

(c) Application for Special Exception #18-02 submitted by Caitlin Clark (applicant) and Sarah Jansen (owner) for Cafe (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).

5. New Business

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

(a) Bernard J. & Hazel C. Negrelli Family Trust, c/o Beth Wood Trustee, P. O. Box 1175, Truro, MA 02666, for 2 lot Subdivision at 39 Wig Hill Road, Chester, CT

9. Approval of Minutes – June 14, 2018 Regular Meeting Minutes

10. Pending Litigation

11. Adjournment