

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



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**Chester Planning & Zoning Commission
Regular Meeting, Thursday, September 13, 2018
Chester Town Hall, 203 Middlesex Avenue, Chester
(Community Meeting Room)
@ 7:30 PM**

PUBLIC HEARING - Application for Re-Subdivision of property of Bernard J. & Hazel C. Negrelli Family Trust, c/o Beth Wood Trustee, P.O. Box 1175, Truro, MA 02666, for two-lot subdivision at 39 Wig Hill Road, Chester, CT.

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
 - o Add to Section 20 Definitions – definition for Short Term Rental and add Short Term Rental to definition for Transient Accommodations.
 - o 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).
 - o 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.

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- Provisions for obtaining a permit, permit renewal, permit termination and permit reinstatement after termination.

- (b) Application for Re-Subdivision of property of Bernard J. & Hazel C. Negrelli Family Trust, c/o Beth Wood Trustee, P.O. Box 1175, Truro, MA 02666, for two-lot subdivision at 39 Wig Hill Road, Chester, CT.

- 5. New Business
 - (a) Preliminary Discussion – proposed use for 9 Water Street
 - (b) Preliminary Discussion – proposed use for 56 Middlesex Ave

- 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
 - (α) July 12, 2018 – Regular & Public Hearing Meeting Minutes
 - (β) September 8, 2018 – Site Walk at 39 Wig Hill Road

- 10. Pending Litigation

- 11. Adjournment