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
      ◦ 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.

(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