

1. Call to Order

The Chester Planning & Zoning Commission held a special meeting on Thursday, October 25, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

Those members in attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Peter Zanardi, Elaine Fitzgibbons, Steven Merola and Henry Krempel. Also present were First Selectman Lauren Gister, Rebecca Augur of Milone & MacBroom and Sam Gold of CT RiverCOG.

Michael Sanders requested time for an item that was not on the posted agenda. He advised the Board of Selectmen are recommending changes from elected to appointed for some board/commission members/alternates in a move to reduce the length of the municipal ballot. None of the proposed changes would affect the Planning & Zoning Commission. Members were asked to submit comments to the Board of Selectmen no later than November 2, 2018.

3. Receipt of Draft Plan of Conservation & Development from Milone & MacBroom

Rebecca Augur of Milone & MacBroom provided a list of Goals, Objectives and Strategies that were reviewed by the Commission, with members offering comments, questions and suggestions throughout. The following items were noted, with details to be covered in a document which will become a ten-year Plan of Conservation & Development for the town:

Goal 1. Strengthen Chester's economy through creative economic development

- Maintain the Village Center as the economic, social and cultural hub of the community by supporting vibrant mixed-use development, good design, and community activity and civic uses
- Enable mixed-use development in appropriate nodes along Route 154
- Expand industrial and office development potential
- Support water-based, recreation and tourism uses along the riverfront
- Support existing Life Care developments
- Support and maintain households at various life-cycle stages

Goal 2. Increase pedestrian, bicycle and transit connectivity throughout town and the region to enhance quality of life, enable active lifestyle and promote natural resource appreciation

- Prioritize target areas for safe pedestrian and bicycle connections
- Expand transit opportunities and alternatives for connecting economic development areas

Goal 3. Diversify Chester's housing stock, while protecting existing neighborhoods and community character

- Direct housing development to areas within and adjacent to the Village Center and mixed-use nodes along Route 154
- Establish programs and partnerships to expand opportunities for affordable housing

Goal 4. Preserve the rural character and natural features that make Chester unique

- Maintain high quality open spaces for recreation and natural resource value
- Maintain high quality surface and sub-surface waters

Goal 5. Provide high quality services and facilities to support quality of life

- Provide high quality recreational amenities
- Provide Town facilities that enhance livability, enrich learning opportunities and cultural awareness, and cultivate social interaction

Goal 6. Support and promote sustainability and resiliency

- Increase use of renewable energies
- Reduce waste
- Implement and maintain storm water management plan
- Explore participation in the CT Sustainable Communities Program
- Continue active participation with the CT River Gateway Commission
- Improve Chester's resilience to natural hazards

4. Adjournment

**Motion by Henry Krempel, second by Michael Sanders to adjourn at 9:39 PM. Unanimously approved.**

Respectfully submitted,

*Bettie Perreault*

Secretary