

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, November 8, 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

In attendance and seated were Jon Lavy, Bettie Perreault, Henry Krempel, Elaine Fitzgibbons, Steven Merola, Pat Bisacky (seated for K. Scherber) and Sally Murray (seated for J. Stack).

3. Audience of Citizens – none.

4. Old Business – none.

5. New Business

(a) Amendment to Special Exception, 6 Main Street, adding 32 seats for private events  
Chairman Lavy explained this will be a full Special Exception as these are additional seats then what is approved in the original Special Exception. There will be a public hearing at the December regular meeting.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

ZCO Brown reported on the following –

- CT Siting Council has notified the town of modifications to the telecommunications tower at 49 Wig Hill Road.
- Water Main Replacement on Routes 154 & 82 – trying to obtain a set of plans for the town's review.
- 10 Prospect – tenants have moved out and the property is being cleaned up.
- Next month there will probably be an Amendment to Special Exception for Masonicare and possibly concept plans for 9 Water Street.

(b) Plan of Conservation & Development Update – PZC Schedule

Commission members reviewed Pages 1 through 9 and made appropriate changes and edits. Next meeting will be November 15<sup>th</sup> to continue editing. Secretary Perreault will incorporate the edits and changes and email to everyone before the 15<sup>th</sup>.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications – none.

9. Approval of Minutes – October 11, 2018 Regular Meeting Minutes and October 25, 2018 Special Meeting Minutes

**Motion by Perreault, second by Krempel, to approve October 11, 2018 Minutes as written.**

**Approved with Murray abstaining.**

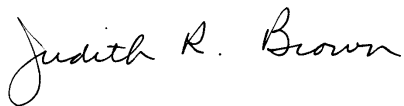
**Motion y Krempel, second by Merola, to approve October 25, 2018 Special Meeting Minutes as written. Approved with Perreault, Bisacky and Murray abstaining.**

10. Pending Litigation – nothing to report.

11. Adjournment

**Motion by Merola, second by Murray, to adjourn at 9:20 PM. Unanimously Approved.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary