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).


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 15th to continue editing. Secretary Perreault will incorporate the edits and changes and email to everyone before the 15th.


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


11. Adjournment

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

Respectfully submitted,

Judith R. Brown, Recording Secretary