

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, January 10, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Secretary Bettie Perreault called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

Members present and seated: Bettie Perreault, Elaine Fitzgibbons, Steven Merola, Keith Scherber, Jacqueline Stack, Peter Zanardi; Sally Murray (Alternate) was seated for Michael Sanders. Guests present were Joseph Mingoello of Joseph Mingoello & Associates, Architects, Joe Mingoello and Attorney Edward Cassella. (In the absence of ZEO and Recording Clerk, Judy Brown, Bettie Perreault provides the following minutes.)

3. Audience of Citizens

Joseph Mingoello of Joseph Mingoello & Associates, Architects reviewed an architectural rendering of proposed development of property at 9 Water Street. The property involved has approximately 270 feet of frontage on Water Street, and tapers to approximately 130 feet in width at the rear. The rendering showed three buildings containing a total of seven residential units separated by 10±-foot green spaces. Two buildings contained two individual townhouse-style units; the third building contained three similar units. The individual units would be between 1,800 – 2,000 square feet. Parking would be providing underneath each unit, accessed from the rear of the buildings; vehicles would not be visible from the street. A separate structure at the rear of the property would be for management, possibly including an area for resident activities. Comparison of existing structures throughout the village center with respect to style, materials, colors, etc. was noted, with the intent that the appearance of the development would include similar diversity, with architectural details, such as dormers, materials, etc. to reflect the historic downtown.

In response to questions from Commission members, Mingoello and Cassella advised that future plans will show:

- Provision for visitor parking behind the residential units;
- Exterior lighting;
- Details of the proposed manager's building.

Additionally, note was made of the historic buildings located along North Main Street and the need to provide suitable landscaping, etc. to minimize the impact on those residences. The transition from the current commercial use of the property to residential (multifamily) was pointed out. It was noted by Commission members that the property has historically been subjected to flooding. Mingoello indicated they would have the matter reviewed with the surveyor and structural design details might be incorporated in the construction to address this potential.

Mingolello advised they anticipate submitting application, accompanying plans and associated documents for the Commission's February meeting, and would seek a Public Hearing on the proposal for the Commission's March meeting.

4. Old Business:

There was nothing on the Agenda and nothing was brought up from the membership.

5. New Business:

There was nothing on the Agenda and nothing was brought up from the membership.

6. Report of Officers and Subcommittees:

(a) Report from Zoning Compliance Officer

a. In the absence of ZCO Brown, there was no report given.

(b) Report of Conservation and Development Update - PZC Schedule

The schedule for the remainder of the 65-day review period, during which no edits are permitted, was reviewed:

December 20, 2018 to February 22, 2019 – 65-day review period
February 25, 2019 – PZC Special Meeting to open Public Hearing for POCD
March 7, 2019 – continuation of PZC Special Meeting for POCD
March 14, 2019 – Regular PZC Meeting: Adoption of POCD

7. Bills for Payment:

(a) Note was made of charge for printing of the POCD for distribution to review agencies and commission members.

8. Communications, Receipt of New Petitions, New Applications

There were none presented.

9. Approval of Minutes:

a. On motion by Sally Murray, seconded by Keith Scherber, the minutes of the December 13, 2018 Public Hearing and Regular Meeting were approved.

The Motion PASSED unanimously.

10. Adjournment:

- b. On Motion by Sally Murray, seconded by Jackie Stack, the meeting adjourned at 7:52 P.M.

The Motion PASSED unanimously.

Respectfully submitted,

Bettie Perreault

Secretary and Acting Clerk