

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following the public hearing for Special Exception #18-03.

2. Roll Call & Seating of Alternates

Members in attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Peter Zanardi, Keith Scherber, Steven Merola, Elaine Fitzgibbons, Jacqueline Stack. Alternates Pat Bisacky and Sally Murray for present but not seated. It should be noted for the record Pat Bisacky will be seated for K. Scherber for Special Exception #18-03 as Mr. Scherber was not present for the public hearing.

3. Audience of Citizens

(a) 9 Water Street – preliminary discussion Attorney Ed Cassella
Attorney Ed Cassella and Joseph Mingolello were present. Attorney Cassella reviewed the mixed development being proposed. There would be 7 residential condo town houses and office building in the back. Parking would be in the rear and underneath each unit. Each unit would have its own elevator. The office building would be like a barn structure. This property is on the sewer line and has public water. It was noted the 40 foot building height exceeds the regulations.

Chairman Lavy noted he didn't feel the architect had captured the spirit of Chester. The proposal doesn't take into account what's around the corner, the bank building, etc. He suggested the architect take some photos and look at the architectural features in town. This should fit into the fabric of Chester.

Elaine Fitzgibbons noted aesthetically this proposal doesn't appeal to her in its present form. She agreed with Chairman Lavy and noted the people of Chester are very tuned in to how things look downtown.

Chairman Lavy noted this does not provide architectural diversity.

Peter Zanardi noted this is a great idea, but overpowering. Bettie Perreault noted there needs to be a better match to what the town is looking for.

4. Old Business

(a) Application for Special Exception #18-03 submitted by Joel Gargano (applicant) and Bill DeJonge (owner) to add additional seating of 32 seats for the use

of private parties, on property located at 6 Main Street (Tax Map 14, Lot 332, Village District).

Motion by Perreault, second by Krempel, to approve Special Exception #18-03 Joel Gargano for additional 32 seats for private dining in the vault/office area with the condition that all requirements of the Fire Marshal, Water Pollution Control Authority, Sanitarian and Building Official shall be met. Unanimously Approved.

5. New Business

(a) Masonicare – #18-05 Amendment to Special Exception, 2 bumpout additions
Chris Mariano introduced himself on behalf of Masonicare and reviewed the plans. He noted they would like to do 2 bumpout additions. One 4' x 14' to expand the art room and the other for kitchen storage (267 square feet).

Motion by Krempel, second by Zanardi, to approve Amendment to Special Exception #18-05 Masonicare for 2 bumpout additions as submitted with the condition that all requirements of the Fire Marshal, Sanitarian and Building Official shall be met. Unanimously Approved.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer – nothing new to report.

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

- October 25th – PZC Special Meeting: Receipt of DRAFT POCD from M&M.
- November 8th – Regular Meeting: Discuss draft of POCD and start editing.
- November 15th – PZC Special Meeting: Discuss draft of POCD and continue editing.
- November 29th – PZC Special Meeting: Discuss draft of POCD and continue

editing.

- December 13th – Regular Meeting: Finalize Edits and submit to M&M for revision.
- December 20th – Revised DRAFT of POCD posted on the Town website and submitted to OPM/COG/DEEP and Selectman
- December 20th to February 22, 2019 – 65 day review period. No edits allowed.
- February 25th – PZC Special Meeting to open Public Hearing for POCD.
- March 7th - PZC Special Meeting Public Hearing for POCD.
- March 14th – Regular Meeting: Adoption of POCD.

Members reviewed and edited pages 37 thru 49. Goals 1 thru 6 were reviewed in detail and changes made appropriately. Bettie Perreault will complete the edits and forward copies to M&M, OPM/COG/DEEP/Selectman and post it on the Town website. There will be a 65 day review period where no edits are allowed. February 25th will be the start of the public hearing.

7. Bills for Payment – none.

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

9. Approval of Minutes

(a) November 8, 2018 – Regular Meeting Minutes and November 29, 2018 Special Meeting Minutes

Motion by Zanardi, second by Merola, to approve November 8, 2018 Minutes as written. Unanimously Approved.

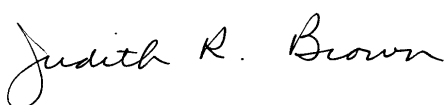
Motion by Zanardi, second by Stack, to approve November 29, 2018 Special Meeting Minutes as written. Unanimously Approved.

10. Pending Litigation – nothing further

11. Adjournment

Motion by Stack, second by Zanardi, to adjourn at 9:40 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary

