

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, February 14, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. Chairman Lavy called the meeting to order at 7:30 PM.

2. Roll Call & Seating of Alternates

In attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Peter Zanardi, Elaine Fitzgibbons, Jacqueline Stack, Steven Merola and Sally Murray (seated for K. Scherber).

3. Audience of Citizens – none.

4. Old Business – none.

5. New Business

Memorandum received from Bettie Perreault dated February 14, 2019 regarding a Land Use Academy Program held at Deep River Town Hall on January 24, 2019 which she attended. The information provided by Bruce Hyde from the Uconn Extension Center covered basics on land uses, the legal challenges faced by decisions made by all land use agencies, statutory requirements and some plain common sense issues.

6. Report of Officers and Subcommittees

(a) Report from Zoning Compliance Officer

J. Brown, ZCO, noted a complaint regarding unregistered/junk vehicles at 173 West Main Street had been resolved.

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

- December 20<sup>th</sup> to February 22, 2019 – 65 day review period. No edits allowed.
- February 25<sup>th</sup> – PZC Special Meeting to open Public Hearing for POCD
- March 7<sup>th</sup> – PZC Special Meeting Public Hearing for POCD
- March 14<sup>th</sup> – Regular Meeting Adoption of POCD

Chairman Lavy noted the public hearing for the POCD will be February 25, 2019 at the Chester Meeting House, 4 Liberty Street, at 7:30 PM. Comments from the public will be received at that time. If necessary, the hearing will be continued until March 7<sup>th</sup>.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

- (1) Special Exception, 9 Water Street, Mixed Use Development

Chairman Lavy noted this public hearing should be scheduled for April 11<sup>th</sup> due to the fact the Commission will be discussing the POCD at the March meeting.

9. Approval of Minutes – January 10, 2019 Regular Meeting

**Motion by Murray, second by Merola, to approve January 10, 2019 Minutes as written.  
Approved with Sanders and Lavy abstaining.**

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10. Pending Litigation – nothing further to report.

11. Adjournment

**Motion by Zanardi, second by Murray, to adjourn at 7:45 PM. Unanimously approved.**

Respectfully submitted,

*Judith R. Brown, Recording Secretary*

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