

## **Chester Planning & Zoning Commission**

**Regular Meeting, March 14, 2019**

**Page 1 of 3**

### **1. Call to Order**

The Chester Planning & Zoning Commission held its regular meeting on Thursday, March 14, 2019, 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 were Jon Lavy, Michael Sanders, Bettie Perreault, Keith Scherber (arrived at 7:35 PM), Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Steven Merola, Pat Bisacky (seated for J. Stack) and Sally Murray (seated for K. Scherber until his arrival).

Others in attendance were First Selectwoman Lauren Gister, Commission Counsel Sylvia Rutkowska and Zoning Compliance Officer Judy Brown.

### **3. Continuation of Public Hearing:**

The Chester Planning & Zoning Commission will hold a public hearing at the Chester Meeting House, 4 Liberty Street at 7:30 PM on Monday, February 25, 2019, regarding the following:

Chester Plan of Conservation and Development 2019-2029. The Plan contains land use recommendations regarding future growth and development within Chester. The Hearing is the final opportunity for public comment prior to approval.

A copy of the Plan of Conservation and Development is on file with the Town Clerk and is available on the Town web site. At this Hearing, interested parties may appear and be heard. Written correspondence will be received and made a part of the record.

Bettie Perreault, Secretary

Dated at Chester, Connecticut this 11<sup>th</sup> day of February 2019

Chairman Lavy noted this was the 3<sup>rd</sup> session of the public hearing. The POCD was prepared by Milone & MacBroom. All comments made at the last session have been incorporated into the document.

Chairman Lavy read into the record a letter from Stephen & Sarah Holmes, 7 School Lane.

**Chester Planning & Zoning Commission**  
**Regular Meeting, March 14, 2019**  
**Page 2 of 3**

Chairman Lavy asked if there were any further comments from the Commission members. Sally Murray asked if Milone & MacBroom had updated the maps. Chairman Lavy noted the maps have been updated and added to the document.

Chairman Lavy went through the Plan page by page asking if members had any comments. Minor edits were made throughout the document, none being significant.

4. Audience of Citizens

Linda Canterbury, 6 School Lane noted there were only 8 houses on School Lane and it was a dead end street. During emergencies, it blocks the whole road off so it's unreasonable to look for any potential expansion on that street to be part of the Village.

Stephen Holmes, 7 School Lane noted the text and maps should coordinate and not be in conflict. School Lane is narrow and no underground utilities. No sidewalks. The street is quite steep. It's no good for ADA access. Very small properties with modest homes. It's not appropriate for this street to be part of the Village. He asked this be taken out of the potential Village expansion. The text and map should be the same. He noted Chapters 2 and 3 of the 2009 Plan were deleted and didn't understand why. Chairman Lavy noted the Commission went through all the comments from Sandy Prisloe and Lisa Wahle line by line and believe all items were addressed.

Chairman Lavy noted the Commission has heard from the public and the First Selectwoman. It has gone through the document and made edits.

5. Continuation or Adjournment of Public Hearing

**Motion by Sanders, second by Perreault, to close the public hearing for the POCD. Unanimously Approved.**

6. Commission review of proceedings of Public Hearing and the POCD

**Motion by Krempel, second by Zanardi, to approve the 2019-2029 Plan of Conservation & Development with edits done at the March 14, 2019 Planning & Zoning Commission meeting, effective April 1, 2019. Approved with Fitzgibbons abstaining.**

7. Old Business – none.

8. New Business – none.

9. Report of Officers and Subcommittees

**Chester Planning & Zoning Commission**  
**Regular Meeting, March 14, 2019**  
**Page 3 of 3**

(a) Report of Zoning Compliance Officer – no report.

10. Bills for Payment – none.

11. Communications, Receipt of New Petitions, New Applications

(a) J. Brian Buckley, 87-89 Main Street, Special Exception for new construction addition  
Special Exception application was distributed and public hearing scheduled for April 11, 2019 meeting.

12. Approval of Minutes – February 14, 2019, February 25, 2019 and March 7, 2019  
**Motion by Murray, second by Sanders, to approve February 14, 2019 Minutes as written. Unanimously Approved.**

**Motion by Sanders, second by Murray, to approve February 25, 2019 Public Hearing Minutes correcting the spelling of “Carli” to “Karli”. Approved with Fitzgibbons abstaining.**

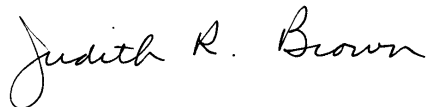
**Motion by Sanders, second by Merola, to approve March 7, 2019 Minutes as written. Approved with Fitzgibbons abstaining.**

13. Pending Litigation – none.

14. Adjournment

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

Respectfully submitted,



Judith R. Brown, Recording Secretary