

Chester Planning & Zoning Commission

Special Meeting, March 7, 2019

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1. Call to Order

The Chester Planning & Zoning Commission held a Special Meeting on Thursday, March 7, 2019, at the Chester Meeting House, 4 Liberty Street, Chester, CT. Chairman Lavy opened the Special Meeting at 7:30 PM.

2. Roll Call & Seating of Alternates

Those members in attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Keith Scherber, Henry Krempel, Peter Zanardi, Jacqueline Stack, Steven Merola, Pat Bisacky (seated for E. Fitzgibbons). Sally Murray, alternate, was present but not seated. Commission Counsel David Royston was also present.

3. Continuation of Public Hearing

Chairman Lavy noted this was a continuation of the Public Hearing of February 25, 2019. Additional written comments were received from Lisa Wahle and Sandy Prisloe which he read into the record.

Chairman Lavy asked if anyone in the audience wished to make public comments.

Lisa Wahle, 38 N. Main Street, member of the Conservation Commission, noted she was disappointed in reading the 2019 Plan as it ignored Natural Resources and Conservation issues. She also noted the maps weren't that good. Natural Resources need to be referenced.

Steven Holmes, 7 School Lane noted for the record he works with Chairman Lavy at Centerbrook Architects. He indicated he was surprised to see how much was left out of the 2009 Plan to the 2019 Plan. According to the State, the Plan doesn't address rising water levels. The current Plan is focused on development. The idea is development will lower the mil rate, but in reality when you increase development you also increase the mil rate. Mr. Holmes noted his area on School Lane could be included in the sewer district. He also noted that area would be opposed to changing the residential district. If School Lane were expanded to be included in expansion of the sewer services, the street (6 houses) would need a pumping station as the street is all downhill. Mr. Holmes noted Page 32 shows the Village District being expanded into the Residential District and expanding the sewer system. School Lane is not a business district. It's a small dead end street.

Lisa Wahle, 38 N. Main Street, noted the Plan references C.G.S. 8-30g Statute requiring a certain amount of affordable housing, however, it is not explained very well.

Commission Counsel David Royston noted the POCD being worked on has been referred to as an update, but it is really a standalone document. He indicated there was a complaint there was too much stuff in the old Plan and now not enough in this new Plan. The changes need to be referenced back to the old Plan and where the changes occurred. He suggested eliminating the word “update” and decide whether it is the intent to expand the sewer in the School Lane area. Attorney Royston noted times have changed. The Town has grown out of the old Plan. It was also noted this document was based on surveys and a Task Force of representatives from every board and committee.

Chairman Lavy noted this is a standalone version and should not be referenced as an update. The maps can be removed and added as appendices at the end. On Page 1, 2nd paragraph, should state this Plan is today’s rendition as required by C.G.S. 8-23 based on information received and not a continuum of the 2009 Plan.

4. Audience of Citizens – there were no further comments from the public at this time.

5. Continuation of Adjournment of Public Hearing

Motion by Perreault, second by Scherber, to keep public hearing open until the regular meeting on Thursday, March 14, 2019. Unanimously Approved.

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

It was suggested each Planning & Zoning Regular Meeting should contain an Agenda Item “POCD” to discuss a different topic or recommendation at each meeting.

Photos on pages 12, 14, 15, 25, 26 and 27 should be eliminated.

The following changes were agreed to -

- Page 16, change last paragraph to read, “About 2% of the local housing stock is affordable. According to the Connecticut Affordable Housing Appeals law, 10% of a Town’s stock is required to be affordable to qualify for exemption from CGS 8-30g, the Affordable Housing Land Use Appeals Act.”
- Page 25, change 4th paragraph from bottom, 2nd sentence to read, “The agreement enables Chester to send 60,000 gallons per day to the Deep River Wastewater Treatment Facility.”
- “consider modifications to the Accessory Apartment Regulations.”

Each of the following document submissions were reviewed and changes made where appropriate, others had already been made:

- Economic Development Commission's comments
- First Selectwoman Gister's notes
- Dawn Parker's comments
- Ed Meehan's comments
- Virginia Carmany's comments
- Vision Statement Rewrite
- Lisa Wahle's comments – Conservation Commission
- Sandy Prisloe's comments – Conservation Commission

Chairman Lavy noted the public hearing has been left open until the next regular meeting on Thursday, March 14, 2019, at which time the hearing will be closed and the Commission will vote on the 2019 POCD. It can be approved with minor changes.

7. Adjournment

Motion by Perreault, second by Krempel, to adjourn at 10:00 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary