

**The Chester Planning & Zoning Commission held a Public Hearing on Monday, February 25, 2019, at 7:30 PM at the Chester Meeting House, 4 Liberty Street, Chester, Connecticut. Commission members in attendance included Jon Lavy, Michael Sanders, Bettie Perreault, Keith Scherber, Steven Merola, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Jacqueline Stack. Alternates included Pat Bisacky and Sally Murray. Commission Attorney Sylvia Rutkowska and First Selectwoman Lauren Gister were also present. There were approximately 25 citizens in attendance. Chairman Lavy opened the hearing at 7:35 PM.**

**Chairman Lavy introduced Commission members. He reviewed some recent information relating to alternate members who are not seated. Unseated alternates cannot participate in deliberations, but can participate in the public hearing.**

**Chairman Lavy noted there are two more POCD meetings, March 7<sup>th</sup> and March 14<sup>th</sup>. He asked if all members would be available. Elaine Fitzgibbons said she would not be at the March 7<sup>th</sup> meeting. Jacqueline Stack said she would not be at the March 14<sup>th</sup> meeting.**

**Secretary Bettie Perreault read the Legal Notice of Public Hearing into the record, said notice having been published in The Hartford Courant.**

**Chairman Lavy noted the Plan of Conservation & Development (POCD) has to be updated every 10 years. Discussion has been ongoing for about a year. The Town's current POCD expires on March 15, 2019. This public hearing will be continued until Thursday, March 7<sup>th</sup>. He indicated minor changes can be discussed during the hearing. He welcomed and encouraged audience participation.**

**Chairman Lavy read the following correspondence into the record:**

- Emails from Jon Lavy to Dan Morley, OPM Assistant Division Director; Sam Gold, Executive Director-RiverCOG; Bob Gilmore, DEEP Land and Water Resources Division, Land Use Review Supervisor; all Planning & Zoning Commission Members; all dated December 20, 2018 and attaching a transmittal letter and DRAFT POCD.**
- Reply email from Dan Morley, dated December 20, 2018, to Jon Lavy.**
- Reply email from Sam Gold, dated December 20, 2018, to Jon Lavy.**
- Letter from David J. Kozak, Senior Coastal Planner, DEEP Land and Water Resources Division, dated January 4, 2019.**
- Letter from J. H. Torrance Downes, Deputy Director, LCRVCOG, dated February 5, 2019.**

- **Letter from Walter Adametz, Chairman, RiverCOG Regional Agriculture Council, dated February 22, 2019, along with Recommended Agriculture for RiverCOG Towns, Plan of Conservation and Development 2019.**
- **Email from Jeffrey Liggett, Chester Economic Development Commission, dated February 22, 2019. Michael Sanders noted as a member of the EDC he did not participate in any of these comments in accordance with the 65 day comment period.**
- **Notes compiled by First Selectwoman Lauren Gister of comments from the Task Force Group.**

**Public comment was received from the following individuals –**

**Art Christianson, 226 Middlesex Avenue, noted there was no mention of compliance enforcement. He suggested specific hours associated with the Research & Light Manufacturing District.**

**Ed Meehan, 11 Spring Street, noted the Draft 2019 POCD differs from the current 2009 POCD in its focus on nonresidential development opportunities. He indicated that was OK because it reflects the survey results reporting 70% want additional tax revenue while 60% of respondents want to limit new development to existing nonresidential zones. He noted Chester residents recognize a vibrant community needs to grow and diversify revenue sources without compromising the Town's quality of life. The vacant residential land build-out analysis provides insight into Chester's future development potential under current zoning standards. With 56% (760 acres) not suitable for residential use and 44% (620 acres) available for development Chester should be able to achieve the goals listed in the 2029 Vision Statement. Mr. Meehan suggested the Draft 2019 POCD would be more balanced and comprehensive by expanding information on the natural resources which define the character of Chester. The infrastructure must be taken care of, particularly water and sewer. He will submit in writing specific comments for the Commission's consideration.**

**Virginia Carmany thanked everyone for their time and energy put into updating the POCD. She noted there was no language brought forward regarding Conservation. She also submitted written comments.**

**Isaac Ruiz, 51 Middlesex Avenue, thanked the Commission for its hard work. He noted on Page 2, it stated 70% of 466 responses to the community survey agreed that Chester should generate additional property tax revenue. How much building would have to occur? It was**

also agreed this development should occur in areas specifically zoned for that. There is little appetite to change current zoning for that.

**John Wyatt, 88 W. Main Street, noted it was mentioned the town sewer going to Route 9. Does this include water and sewer?**

**Carli Spinella, East Liberty Street, noted the Fair property is only used a week out of the year. Is there a way for public/private associations to use it? There has been discussion about an overlay zone on Route 154, however, we don't want what happens on Route 154 to compete with the Village. The downtown needs to be protected.**

**Tom Brelsford noted he didn't see anything about old septic systems around town. He encouraged language addressing enforcing pump outs and inspections of these systems. Previous documents prohibit sewers within 100 feet of tributaries and the river.**

**Chairman Lavy noted the public hearing will probably stay open until March 14<sup>th</sup> at which time Commission members will discuss comments amongst themselves.**

**The Commission reviewed comments and updated the following sections –**

**Objective 3.3**

**Goal 4**

**Objective 4.1**

**Objective 6.6**

**Section 4**

**Mr. Kozak's letter was reviewed and it was acknowledged sea level rise is a problem (Objective 6.6).**

Mr. Adametz's letter was reviewed and it was agreed to include the farmland soils map, to preserve rural character and natural features, continue participation in 490 and to support agriculture as a contribution to the local economy.

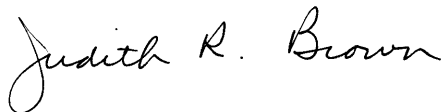
Chairman Lavy noted on March 7<sup>th</sup>, the Commission will review the following –

- 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

*Motion by Zanardi, second by Sanders, to continue public hearing until March 7<sup>th</sup>.  
Unanimously Approved.*

Hearing adjourned at 10:30 PM and continued to March 7, 2019 at 7:30 PM at the Chester Meeting House.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the typed name.

Judith R. Brown, Recording Secretary