

Chester Planning & Zoning Commission

Regular Meeting, April 11, 2019

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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, April 11, 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

Members in attendance and seated were Jon Lavy, Bettie Perreault, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons and Steven Merola.

3. Audience of Citizens

(a) Camp Hazen – presentation of Master Plan

Jeff Jacobson (Camp Hazen Board President), Denise Learned (Executive Director) and Kath Davies (Camp Director) were present from Camp Hazen. Jeff Jacobson noted about 10 years ago they reviewed the Camp's Master Plan with the Commission. They have now done an update of that Master Plan.

Mr. Jacobson reviewed some of the projects from the Master Plan 10 years ago. They redid the sewage disposal system for the dining hall and other buildings moving it further away from the lake. They did an addition and renovations to the dining hall. Substantial improvements were made to the maintenance building. The Farm House was renovated adding a conference room and meeting space. They purchased the adjacent cottages and now use them for summer camp staff. A house was purchased down the street for the Camp Director. They built a Pavillion, upgraded the interior of all cabins, the bathroom facilities were rebuilt.

Denise Learned noted there are three goals of the plan – Child Safety, Protecting the Environment and Enhancing the Camp Experience. She briefly reviewed each of the three phases of the plan.

Phase 1: New Day Camp Drop-Off
 Drive and Parking
 Relocating a 2-way Drive
 New Gateway Pavillion
 Removal of tall pine trees, replanting with a variety of native trees

Phase 2: Renovation/re-design of Waterfront Area
 Relocated Amphitheatre
 Dining Hall Deck limiting access to the water's edge
 Picnic Grove Area

Phase 3: Replace existing Longhouse and Showerhouse
 New Septic System for Showerhouse and re-located cabins
 Relocate/re-build 5 camper cabins

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Jeff Jacobson noted they are not looking to expand number of campers, just trying to bring the facilities up to date.

Elaine Fitzgibbons asked Ms. Learned to talk about growth over the last 10 years. Mrs. Learned reviewed the number of campers noting they now come from about 10 towns and some are from out of state.

Bettie Perreault noted the Town is very fortunate to have the Camp. Denise Learned noted they like being a good neighbor and part of the community.

4. Public Hearings -

(a) Application for Special Exception #19-01 and Coastal Area Management (CAM) review submitted by Top Notch 1, LLC (applicant) and New Haven Savings Bank c/o Key Bank (owner) for Mixed Use Development (7 residential units, 1 commercial unit, driveway, parking areas and landscaping, on property located at 9 Water Street, (Tax Map 14, Lot 6, Zone VR/U-2/D-1). No public hearing was held. Applicant withdrew application.

(b) Application for Special Exception #19-02 submitted by J. Brian Buckley (applicant) and Michael Jordan/Joosje VanRoode (owners) for Expansion of living area and Addition of 2 wood decks, on property located at 87-89 Main Street, (Tax Map 14, Lot 535, Zone Village District).

Public hearing was opened at 7:47 PM. Brian Buckley, applicant and designer, was present representing the owners. Mr. Buckley noted the building was built in 1905 and subsequently a garage below was added as well as a patio and front porch before adoption of Zoning Regulations. A portion of the house was also used as a hair salon for a time. Mr. Buckley noted the original part of the house was brick and the addition was wood frame. He indicated there are some structural problems because of ceiling height and floor joists are 6 x 6. Mr. Buckley also noted they received a variance from the Zoning Board of Appeals. He reviewed the removal of the steps, the area of the open porch on concrete patio and squaring up the whole area. An area will also be demolished and rebuilt. The attic space will be expanded into living area. More height is needed to allow for pitch on shed dormer. They will be extending existing brick up to the soffit to replicate what is there now. The change in height is only 2'. Most existing windows will remain (changing just a few), new windows will be added above. They are very mindful of keeping the street façade as close to what it is now. Buckley noted none of the physical features required a variance. They were expanding nonconforming features. He indicated the Wetlands Agency had a concern about additional roof coverage and required a 400 square foot rain garden in the wetlands permit. Mr. Buckley explained what a rain garden is. Mr. Zanardi asked how much bigger this would be in square footage. Mr. Buckley stated it was a 75% increase in existing living area. There was discussion regarding an in-law apartment.

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**Motion by Krempel, second by Perreault, to close the Public Hearing at 8:10 PM.
Unanimously Approved.**

5. Old Business

(a) Application for Special Exception #19-01 and Coastal Area Management (CAM) review submitted by Top Notch 1, LLC (applicant) and New Haven Savings Bank c/o Key Bank (owner) for Mixed Use Development (7 residential units, 1 commercial unit, driveway, parking areas and landscaping, on property located at 9 Water Street, (Tax Map 14, Lot 6, Zone VR/U-2/D-1). Chairman Lavy noted the applicant has withdrawn this application based on the letter from Jeff Jacobson, Town Engineer, regarding floodplain and floodway issues. Attorney Cassella has asked if the Commission would consider waiving either all or a portion of the fee for a resubmittal. It was noted the applicant was asked about flooding during preliminary discussion and said the property does not flood. The Commission was opposed to waiving the fee.

Motion by Perreault, second by Fitzgibbons, that if the applicant #19-01 for 9 Water Street, Top Notch 1 LLC and New Haven Savings Bank, reapplies, the applicant pays the appropriate fee to submit another application. Unanimously Approved.

(b) Application for Special Exception #19-02 submitted by J. Brian Buckley (applicant) and Michael Jordan/Joosje VanRoode (owners) for Expansion of living area and Addition of 2 wood decks, on property located at 87-89 Main Street, (Tax Map 14, Lot 535, Zone Village District).

Motion by Perreault, second by Merola, to approve #19-02 87-89 Main Street subject to requiring the property owner to come back for any further modifications for an in-law apartment. Unanimously Approved.

6. New Business

(a) River Tavern, 23 Main Street – Sidewalk Usage Permit Application
Application was submitted by Jonathan Rapp, River Tavern for Sidewalk Usage (Outdoor Dining) with all appropriate paperwork attached.

Motion by Krempel, second by Zanardi, to approve River Tavern Sidewalk Outdoor Dining application. Unanimously Approved.

(b) Pattaconk Bar & Grill
Application was submitted by Peter Kehayias, Pattaconk Bar & Grill for Sidewalk Usage (Outdoor Dining) with all appropriate paperwork attached.
Motion by Krempel, second by Merola, to approve Pattaconk Bar & Grill Sidewalk Outdoor Dining application. Unanimously Approved.

7. Report of Officers and Subcommittees

(a) Report of Zoning Compliance Officer

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ZCO Brown noted permits were picking up a little. Residents are coming in with questions on what they can and can't do. 9 Water Street application was withdrawn. 173 West Main Street continues to be an issue. Junk cars keep coming in and going out. Will contact owner again.

8. Bills for Payment

Motion by Zanardi, second by Merola, to approve invoice for J. Brown Associates for secretarial services for meetings from September 2018 thru February 2019. Unanimously Approved.

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

10. Approval of Minutes – March 14, 2019

Motion by Krempel, second by Perreault, to approve March 14, 2019 Minutes as written. Unanimously Approved.

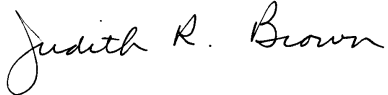
Chairman Lavy thanked Bettie Perreault for all her hard work on the POCD. She did a fantastic job. The State has accepted the POCD which is effective 2019-2029. He also thanked Commission members for a job well done.

11. Pending Litigation – nothing to report.

12. Adjournment

Motion by Perreault, second by Krempel, to adjourn at 8:22 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary