

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, June 13, 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, Michael Sanders, Bettie Perreault, Henry Krempel, Elaine Fitzgibbons, Seth Fidel, Steven Merola, Pat Bisacky (seated for P. Zanardi) and Andrew Landsman (seated for K. Scherber).

3. Audience of Citizens – none.

4. Old Business – none.

5. New Business

(a) Sidewalk Usage Permit Applications – none.

6. Report of Officers and Subcommittees

(a) Report of Zoning Compliance Officer

J. Brown, ZCO, reported on the following –

(1) 173 W. Main Street was issued a Cease & Desist Order for unregistered motor vehicles and motor vehicle junk. The area has since been cleaned up.

(2) An inquiry was received from Joel Severance regarding dredging of Chester Creek and depositing material on property at the end of Dock Road. ZCO to contact Commission counsel regarding this matter.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(a) #19-04 Petition for Amendment to Zoning Regulations, Chester Planning & Zoning Commission, Section 73.6.3 Village District “Design Standards” Boundaries  
Petition was received and public hearing scheduled for July 11, 2019 meeting.

(b) #19-05 56 Middlesex Avenue, LLC (owner) and Deep River Distillers Inc. (applicant, Special Exception, 56 Middlesex Avenue, Manufacturing of Spirits and Wholesale Storage  
Application was received and public hearing scheduled for July 11, 2019 meeting.

(c) #19-06 Camp Hazen YMCA, Special Exception, 204 West Main Street, for Day Camp Pavilion, Dropoff Loop and Parking Lot  
Application was received and public hearing scheduled for July 11, 2019 meeting.

**Motion by Perreault, second by Krempel, for this instance only, in light of the fact that Camp Hazen YMCA is a community service to waive a portion of the fee and only charge the base fee for the Special Exception and required State fee for a total of \$360.00. Unanimously Approved.**

9. Approval of Minutes – May 9, 2019

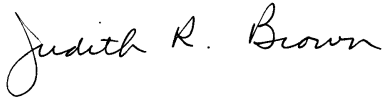
**Motion by Sanders, second by Perreault, to approve Minutes of May 9, 2019 as written. Approved with Bisacky and Lavy abstaining.**

10. Pending Litigation – none.

11. Adjournment

**Motion by Fidel, second by Perreault, to adjourn at 8:05 PM. Unanimously Approved.**

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 text "Respectfully submitted,".

Judith R. Brown, Recording Secretary