

Chester Planning & Zoning Commission
Regular Meeting Minutes, July 16, 2019
Page 1 of 2

1. Call to Order

The Chester Planning & Zoning Commission held its Regular Meeting on Thursday, July 11, 2019, immediately following 3 public hearings, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 8:35 PM.

2. Roll Call & Seating of Alternates

Members in attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Steven Merola, Pat Bisacky (seated for S. Fidel).

3. Audience of Citizens

A few residents were present, but no one offered comments at this time.

4. Old Business

- (1) #19-05 56 Middlesex Avenue, LLC (owner) and Deep River Distillers Inc. (applicant, Special Exception, 56 Middlesex Avenue, Manufacturing of Spirits and Wholesale Storage.

Bettie Perreault noted this was a nice way to have the town grow without impacting the neighborhood. **Motion by Perreault, second by Zanardi, to approve 19-04 Deep River Distillers subject to the following conditions - 1) All requirements of the Fire Marshal, Sanitarian, Health District, Water Pollution Control Authority shall be met. 2) All required licensing from local, State and Federal authorities shall be obtained. 3) There shall be no retail sales or on site consumption of liquor. Unanimously Approved.**

- (2) #19-06 Camp Hazen YMCA, Special Exception, 204 West Main Street, for Day Camp Pavilion, Dropoff Loop and Parking Lot.

Motion by Perreault, second by Krempel, to approve 19-05 Camp Hazen YMCA subject to the following condition - 1) All requirements of the Fire Marshal, Connecticut DEEP and the Building Official shall be met. Unanimously Approved.

- (3) #19-04 Petition for Amendment to Zoning Regulations, Chester Planning & Zoning Commission, Section 73.6.3 Village District "Design Standards" Boundaries

Motion by Zanardi, second by Perreault, to change 12, 20 and 26 Water Street to D3 and 2 North Main and 9 Water Street to D2. Unanimously Approved.

5. New Business

It was noted future Agendas should have Commission Members or Guests under Old Business and New Business.

Chester Planning & Zoning Commission
Regular Meeting Minutes, July 16, 2019
Page 2 of 2

6. Report of Officers and Subcommittees

(a) Report of Zoning Compliance Officer

ZCO Brown noted the property at 29 Liberty Street is being monitored for commercial truck storage. It appears that the transfer of personal items from Winthrop Road to Liberty Street has been completed and the trucks are no longer there.

(b) Bettie Perreault asked about the Gateway Standards that have to be adopted. ZCO Brown will contact Torrance Downes for further information.

7. Bills for Payment – none.

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

9. Approval of Minutes – June 13, 2019

Motion by Perreault, second by Krempel, to approve June 13, 2019 Minutes as written. Approved with Zanardi abstaining.

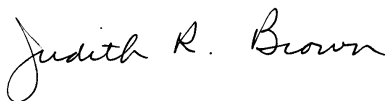
It was noted there is no meeting in August.

10. Pending Litigation – nothing to report.

11. Adjournment

Motion by Perreault, second by Krempel, to adjourn at 9:00 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary