

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, November 14, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. Chairman Lavy called the meeting to order at 7:32 PM.

2. Roll Call & Seating of Alternates

In attendance were Jon Lavy, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Steven Merola, Seth Fidel, Pat Bisacky (seated for Sanders), Andrew Landsman (seated for Perreault), Shubert Koong (seated for Scherber).

Chairman Lavy asked if everyone had been sworn in and they all replied yes.

3. Audience of Citizens - none.

4. Old Business

(1) Discussion of Gateway Standards - tabled.

5. New Business

(1) Other - Guests or Members

(a) Preliminary Discussion - 88 Winthrop Road and Dock Road - Joe

Mingolello

Joe Mingolello, Attorney Joe Rini, Engineer Greg Fedus and Tina Good and Marion Terry, realtors, were present. Mr. Rini noted this was a 34 acre parcel off Route 145 and they would like to do a project of over 55 condos in an R2 zone. There would be 5 lots with 2 buildings on each lot of 10 units each. There is a driveway and house on the property which would be turned into a staging and construction area. The land would be subdivided into 5 lots. They would also have to go before the Inland Wetlands Agency on December 2nd. Currently looking to come off Butter Jones Road if possible, no cul-de-sacs. Tina Good briefly reviewed the project package. They are looking at between 60 to 80 units, maximum of 10 buildings. Each building would be two stories with underground parking. There was discussion regarding water, sewer and electric. The electric would be underground. It would be ICF construction, cement, soundproof, no bugs or mice. They are meeting on Monday with the Energy Team regarding heat pump technology, electric and carbon footprint. There was discussion regarding subdividing the property. Chairman Lavy noted the town has cluster and regular subdivisions and would like to preserve Open Space. Length of the driveways was reviewed. Lavy recommended the applicant review the Subdivision and Driveway Regulations. It was noted they would be removing the existing house. The Federal Law for over 55 was briefly reviewed. Septic was briefly reviewed. There will be a Homeowners Association to take care of exterior issues such as plowing, garbage pick up, etc. Attorney Rini noted they already have two bank willing to finance this project.

Dock Road was discussed very briefly. They would have to do a separate sewage treatment plant.

6. Report of Officers and Subcommittees

(1) Report of Zoning Compliance Officer

There was discussion regarding potential new use for 59 Main Street. The Commission encouraged employees to park in the Maple Street Parking Lot.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(1) Special Flood Hazard Overlay Zone – Petition was received and public hearing scheduled for December 12, 2019.

9. Approval of Minutes – October 10, 2019

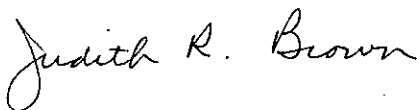
Motion by Zanardi, second by Krempel, to approve October 10, 2019 Minutes as written. Approved with Fitzgibbons abstaining.

10. Pending Litigation – nothing to report.

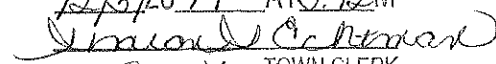
11. Adjournment

Motion by Krempel, second by Zanardi, to adjourn at 8:30 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary

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12/5/2019 AT 3:42M

Asst. TOWN CLERK