

Chester Planning & Zoning Commission
Regular Meeting, October 10, 2019
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1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, October 10, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. Chairman Lavy called the meeting to order at 7:02 PM.

2. Roll Call & Seating of Alternates

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

Motion by Perreault, second by Zanardi, to move Agenda Item 8.(1) to first item on the Agenda. Unanimously Approved.

8. Communications, Receipt of New Petitions, New Applications

(1) Chester Creek Dredging, deposition of material on Dock Road property
Joel Severance and members of Harbor Management Commission were present. Chairman Lavy noted Bettie Perrault and Judy Brown have been trying to figure out when this has come up before Planning & Zoning in the past and could find no record. The application cannot be received tonight because there is no Section of the Zoning Regulations to which it applies. Therefore, if it's not in the Zoning Regulations, it's not allowed. The Commission is trying to facilitate this. Bettie Perreault has looked at other towns and they all have an overlay zone that allows for dredging and disposal of spoils in certain areas by Special Exception and conditions. The Commission needs to write an overlay zone regulation, adopt it and then accept this application. Bettie Perreault has written a regulation which has to be reviewed by Commission Counsel, received by the Commission and scheduled for public hearing and then voted on to accept it. Chairman Lavy noted if the Harbor Management Commission application was received at this meeting, it would have to be denied as there is no regulation governing it.

Ed Ward, member of Harbor Management, asked Chairman Lavy to explain this process. Lavy noted the application would not be received at this meeting. Zoning Regulations are written that if it is not in the regulations, it is not permitted. The Commission will write a regulation for an overlay zone to allow this activity. Chairman Lavy asked what the time frame was for doing this work. Mr. Ward noted they would do the dredging in the Spring.

3. Audience of Citizens – none.

4. Old Business

(1) Discussion of Gateway Standards – tabled.

5. New Business

(1) Other – Guests or Members

Bettie Perreault had prepared a Draft Special Flood Hazard Overlay Zone Regulation which was briefly reviewed. This will need to be sent to the Commission attorney for review and eventually

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RiverCog. Motion by Fidel, second by Krempel, to forward Draft Special Flood Hazard Overlay Zone Regulation to Commission Counsel for review. Unanimously Approved.

6. Report of Officers and Subcommittees

(a) Report of Zoning Compliance Officer

ZCO Brown noted 173 West Main continues to be an issue. Two Cease & Desist Orders have already been issued. If there is a need for a third one, the matter will be turned over to Commission Counsel for further enforcement action.

7. Bills for Payment – none.

9. Approval of Minutes – September 12, 2019

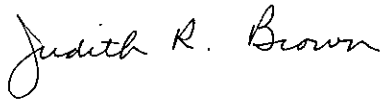
Motion by Perreault, second by Fidel, to approve September 12, 2019 Minutes as written. Approved with Krempel and Bisacky abstaining.

10. Pending Litigation - nothing further to report.

11. Adjournment

Motion by Krempel, second by Merola, to adjourn at 8:20 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary

RECEIVED FOR RECORD
12/3/2019 AT 9:40M
David Caplan
TOWN CLERK
Asst.