

Chester Planning & Zoning Commission
Public Hearing and Regular Meeting Minutes
January 9, 2020
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CONTINUED PUBLIC HEARING - Petition for Amendment to Zoning Regulations submitted by Chester Planning & Zoning Commission, Special Flood Hazard Overlay Zone. Chairman Lavy opened the hearing at 7:00 PM and noted this was a continued Public Hearing from last month. He read to letters into the record – one from Lower Connecticut River Valley Council of Governments Regional Planning Committee and one from Connecticut River Gateway Commission, both letters dated January 6, 2020. Chairman Lavy noted he would like to continue the hearing until the February meeting when there should be a response from the Gateway Commission. **Motion by Sanders, second by Perreault, to continue this public hearing until the February 13th meeting. Unanimously Approved.**

Meeting Agenda

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following the above public hearing. Chairman Lavy called the meeting to order at 7:05 PM.

2. Roll Call & Seating of Alternates

In attendance and seated were Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Peter Zanardi, Elaine Fitzgibbons, Steven Merola, Seth Fidel, Keith Scherber (arrived at 7:05 PM, was not present for hearing). Andrew Landsman, non-seated alternate was also present.

3. Audience of Citizens

Steve Karlson was present but did not offer any comment at this time.

4. Old Business

- (1) Discussion of Gateway Standards – tabled until February meeting.
- (2) Petition for Amendment to Zoning Regulations submitted by Chester Planning & Zoning Commission, Special Flood Hazard Overlay Zone – tabled until February meeting.

5. New Business

- (1) Other – Guests or Members

Chairman Lavy reviewed the 2020-2021 Budget. ZCO Brown will submit it next week. It was also noted we need to get an updated Zoning Map in the near future.

It was suggested a new agenda item be added for POCD Action Items. At the February meeting, the Commission will discuss Section 2 – Goal 1.

6. Report of Officers and Subcommittees

- (1) Report of Zoning Compliance Officer

ZCO Brown noted she has received several calls regarding a sofa sitting on the side of the road along Route 148. As the Town of Chester does not have a Blight Ordinance, there isn't much

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that can be done. Commission members suggested the person complaining call the State as its most likely on the State Highway Right of Way.

ZCO Brown noted a letter was received from the CT Siting Council regarding modifications to the communications tower on Wig Hill Road. The Siting Council has jurisdiction over these matters.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(1) Petition to Amend Zoning Regulations Sections 20 – Definitions and 71 Waterfront Design District, Petitioner – Chester Point Real Estate, LLC

The Petition submitted by Chester Point Real Estate, LLC was received and a public hearing scheduled for February 13th meeting. This will be forward to the Gateway Commission in the hopes it could be reviewed at their January 23rd meeting. If not, the hearing can be continued until the March meeting.

9. Approval of Minutes – December 12, 2019

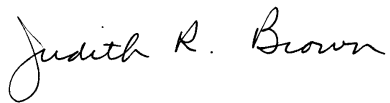
Motion by Sanders, second by Perreault, to approve December 12, 2019 Minutes as written. Approved with Scherber abstaining.

10. Pending Litigation- nothing to report.

11. Adjournment

Motion by Krempel, second by Fidel, to adjourn at 7:40 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary