

Chester Planning & Zoning Commission
Public Hearing and Regular Meeting, March 12, 2020
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Continued Public Hearing – Chester Point Real Estate, LLC, Petition to amend Zoning Regulations Sections 20 – Definitions and 71 Waterfront Design District to allow restaurant as accessory use to a marina.

Chairman Lavy called the Continued Public Hearing to order at 7:00 PM. Commission members present included Jon Lavy, Henry Krempel, Peter Zanardi, Keith Scherber (arrived 7:10 PM), Steven Merola, Seth Fidel, Pat Bisacky (seated for B. Perreault), Andrew Landsman (seated for M. Sanders, and Shubert Koong (seated for E. Fitzgibbons). Tom Metcalf and Steve Karlson were also present.

Chairman Lavy read 3 letters into the record –

1. Lower Connecticut River Valley Council of Governments, Regional Planning Committee, dated March 10, 2020.
2. Connecticut River Gateway Commission, dated February 28, 2020.
3. Town of Deep River, dated February 24, 2020.

Tom Metcalf submitted additional information regarding the Plan of Conservation & Development and that the application is consistent with the Plan of Conservation & Development 2019-2029.

Motion by Zanardi, second by Landsman, to close the public hearing for Chester Point Real Estate LLC, Petition to amend Zoning Regulations Sections 20 – Definitions and 71 Waterfront Design District to allow restaurant as accessory use to a marina. Unanimously Approved.

Meeting Agenda

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting immediately following the above public hearing at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Lavy called the meeting to order at 7:15 PM.

2. Roll Call & Seating of Alternates

Commission members present included Jon Lavy, Henry Krempel, Peter Zanardi, Keith Scherber (arrived 7:10 PM), Steven Merola, Seth Fidel, Pat Bisacky (seated for B. Perreault), Andrew Landsman (seated for M. Sanders, and Shubert Koong (seated for E. Fitzgibbons).

3. Audience of Citizens

Tom Metcalf, Steve Karlson and Tiffany Nevers were present. No one spoke at this time.

4. Old Business

- (1) Chester Point Real Estate, LLC, Petition to amend Zoning Regulations Sections 20 – Definitions and 71 Waterfront Design District to allow restaurant as accessory use to a marina.

Motion by Fidel, second by Zanardi, to approve Petition to amend Zoning Regulations Sections 20 and 71 submitted by Chester Point Real Estate LLC. Approved by Zanardi, Krempel, Lavy, Merola and Fidel.

Motion by Zanardi, second by Fidel, to set effective date of April 1, 2020 for Petition to amend Zoning Regulations Sections 20 and 71. Approved by Zanardi, Krempel, Lavy, Merola and Fidel.

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(2) Dredging Activities

Chairman Lavy read into the record an email from Attorney Rutkowska dated March 4, 2020 regarding the permit process for 2 dredging projects in Chester Creek.

(3) Discussion of Gateway Standards

Both the old and the new Gateway Standards will be sent out to members and this will be reviewed at the next meeting. ZCO should check with Torrance Downes as to whether Chester might be able to use parts of the new Standards.

5. New Business

(1) Other – Guests or Members

Chairman Lavy asked ZCO to meet with First Selectman Gister and the Police Department to make sure we are enforcing parking in the downtown area. Businesses should be directing people to the available parking areas.

(2) Regional Planning Committee – Meeting May 14, 2020 Regional Plan of Conservation & Development

Chairman Lavy noted the Regional Planning Committee is working on the Regional Plan of Conservation & Development and would like to meet with Chester representatives. This meeting was scheduled for May 14, 2020.

6. Report of Officers and Subcommittees

(1) Report of Zoning Compliance Officer – ZCO reported on the following –

1. 33 Liberty Street – it had been reported that this was turned into a residence, but I have since learned it is not a residence.
2. Joe Mingolello indicates he will be coming in soon for Winthrop Road. The subdivision application will have to come to P&Z and then be referred to Inland Wetlands.
3. Inquiry about a Christmas Tree and Elderberry Farm. Regulation says they must have 3 acres or more.
4. 191 Middlesex – owner would like to convert vacant spaces to apartments. That would require a zoning regulation change in the Commercial District. After Commission discussion, it was agreed the Commission would submit as a regulation change and schedule a public hearing for the May meeting.
5. Have 2 or 3 inquiries about “free split” and researching those.
6. New signage for former “AeroCision” building. The Controlled Development District does not have specific signage regulations other than it has to be a Special Exception.
7. William and Angela Ruel are applying for a renewal of their variance which expires on May 1, 2020 and appealing Section 140J as being in conflict with the Statutes. Waiting for response from Sylvia as to how to handle this.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(1) Tiffany Nevers, 14 Main Street, Oyster Bar w/wine, hors d’oeuvres, etc.

Copies of the application were distributed. A public hearing was scheduled for April 9, 2020.

9. Approval of Minutes – February 13, 2020

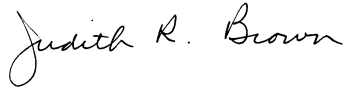
Motion by Fidel, second by Merola, to approve February 13, 2020 Minutes as written.
Approved with Bisacky and Scherber abstaining.

10. Pending Litigation – nothing to report.

11. Adjournment

Motion by Zanardi, second by Koong, 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