

Chester Planning & Zoning Commission
Public Hearing and Regular Meeting Minutes, June 11, 2020
Page 1 of 3

Continued Public Hearing – Application for Special Exception #20-01 submitted by Tiffany Nevers (applicant) and Chester Properties LLC (owner) for Proposed Oyster Bar w/cocktails, wine, hors d'oeuvres, etc., on property located at 14 Main Street, Chester, Connecticut, Tax Map 14, Lot 333, Village District. **Applicant Withdrew.**

Chairman Lavy read into the record an email from Tiffany Nevers indicating that she was withdrawing her application.

PUBLIC HEARING - Application for Special Exception #20-02 submitted by James Hays, Hays Haven Marina to change existing office and store area into take out restaurant on property located at 61 Railroad Avenue, Chester, Connecticut, Tax Map 10, Lot 196, Waterfront District.

Members present for this application were Jon Lavy, Michael Sanders, Bettie Perreault, Steven Merola, Keith Scherber, Peter Zanardi, Seth Fidel, Elaine Fitzgibbons. Alternates Pat Bisacky and Shubert Koong were also present. Members in the audience present were James Wesselcouch, Gary Stevens, James Hays, Mike & Kim Adams.

Chairman Lavy reviewed public hearing procedures. He read 3 letters (emails) into the record – Wesselcouch, Stevens, and Gateway Commission. He also read the summary from the applicant James Hays for Special Exception #20-02.

James Hays noted they purchased Chester Marina in January. He was approached by a gentlemen who had the idea of a take out restaurant for people who own boats. Mr. Hays noted he heard the opposition of people to traffic but noted there will be less people leaving the marina if they use this take out restaurant for breakfast and lunch. Nothing gourmet. People will be taking food back to their boats and going out on the water. Hays noted Chester Point Marina has approval for a restaurant. This restaurant would be completely take out and not seating. The number of boats in the local marinas would be 300, 125 and 200. To have a restaurant in the marina area would lessen the traffic on the local roads.

Chairman Lavy asked if members had any questions.

Sanders – no.

Perreault – noted this would create an addition load on the septic system. Need to get a report from the Sanitarian.

Fidel – no.

Fitzgibbons – noted she didn't realize there was that many boats in Chester. Jamie Hays noted there would not be a lot of people coming down to the restaurant. Most people would be from the boats already there and would go out on the boat after getting their food.

Krempel – any music or large events? Hays replied no.

Merola – noted any signage should follow the sign regulations. Hays replied absolutely.

Scherber – would this be open to the public. Hays replied yes, but the focus would be on the marina customers.

Zanardi – noted he would like to hear from the Sanitarian.

Bisacky – no questions.

Koong – this would be primarily take out. What about trash and potential debris. Hays noted that would be taken care of. Perhaps we will need to add dumpsters.

James Wesselcouch noted he had a concern with traffic and noise. Once this door is opened, it will be hard to close. This is a hazardous zone.

Mike Adams noted this restaurant would lighten the traffic load on the road from the marina.

Chairman Lavy asked if anyone was opposed to the application. James Wesselcouch and Gary Stevens were strongly opposed due to further development and septic problems.

Bettie Perreault suggested the hearing should be continued to do a site walk.

It was decided to do a site walk.

Motion by Perreault, second by Zanardi, to continue the Public Hearing for Application #20-02, James Hays, Hays Haven Marina, to allow for Commission members to do a site walk on their own between Friday and Sunday to observe traffic conditions on Grote Road. Unanimously Approved. The public hearing was continued until the July 9th meeting.

Meeting Agenda

1. Call to Order

Chairman Lavy called the regular meeting to order at 7:55 PM.

2. Roll Call & Seating of Alternates

Members present were Jon Lavy, Michael Sanders, Bettie Perreault, Steven Merola, Keith Scherber, Peter Zanardi, Seth Fidel, Elaine Fitzgibbons. Alternates Pat Bisacky and Shubert Koong were also present.

3. Audience of Citizens – no one offered comments at this time.

4. Old Business

(1) Application for Special Exception #20-02 submitted by James Hays, Hays Haven Marina to change existing office and store area into take out restaurant on property located at 61 Railroad Avenue, Chester, Connecticut, Tax Map 10, Lot 196, Waterfront District.

There was no discussion as the public hearing was continued until July 9, 2020.

(2) Discussion of Gateway Standards – no further discussion at this time.

5. New Business

(1) Other – Guests or Members

Chairman Lavy noted the old vodka distillery application is now moot. The ZCO will continue to talk to Attorney Royston about what can go into the building.

Chester Planning & Zoning Commission
Public Hearing and Regular Meeting Minutes, June 11, 2020
Page 3 of 3

6. Report of Officers and Subcommittees

(1) Report of Zoning Compliance Officer

(a) McDevitt application was inadvertently left off the Notice of Public Hearing for the June meeting and will be scheduled for the July 9th meeting. It was received on May 14th and has 65 days for public hearing to be scheduled.

(b) Jonathan Rapp inquired as to whether he could use the rear parking lot and side driveway for temporary outdoor dining. His original approval had several conditions on it, however, he is not looking to remove those conditions but rather to use the State's Temporary Outdoor Dining Permit. When the State lifts that Executive Order, that will go away. Commission members felt he could use the rear parking lot but not the side driveway. And he would have to talk with the neighbor, Virgil Lloyd and his wife, to see if they had any concerns about it.

(c) 244 Middlesex Avenue – potential purchaser wants to have a small dealership with about 30 cars. Commission members felt 30 cars was too intensive as this was a nonconforming use in a residential zone. The Commission would need to know more relative to the potential purchaser's vision of his plan.

(d) 42 Winthrop Road – new property owners wanted to have an accessory building with a commercial kitchen. It was noted the Cottage Food Manual states a commercial kitchen could be had in an existing dwelling, but didn't mention anything about an accessory building.

7. Bills for Payment

Motion by Zanardi, second by Merola, to approve invoice for J. Brown Associates for secretarial services in the amount of \$475.00. Unanimously Approved.

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

9. Approval of Minutes – May 14, 2020

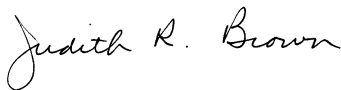
Motion by Zanardi, second by Fidel, to approve May 14, 2020 Minutes as written. Unanimously Approved.

10. Pending Litigation - none.

11. Adjournment

Motion by Perreault, second by Krempel, to adjourn at 8:25 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary