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June 10, 2020

Mr. Jon Lavy, Chairman  
Chester Planning & Zoning Commission  
Chester Town Hall  
203 Middlesex Turnpike  
Chester, CT 06412

**SUBJECT: Special Exception Application for Take-out Restaurant in Existing Building**  
**Applicant: Hays Haven Marina**

Dear Mr. Lavy:

The Chester Planning & Zoning Commission has provided notification that the owners of the Hays Haven Marina have submitted a special exception application to include a take-out restaurant in marina space currently occupied by an office and marina store. It is also understood that there are no proposed outward changes to the building, except for perhaps a sign of some sort that will no doubt meet the requirements of the Chester Zoning Regulations with regard to signage. The take-out nature of the restaurant will mean that a significant number of people (and cars) likely won't occupy the site with any great frequency, an issue that some have considered as adverse to the view of a commercial site on the river. Finally, it is understood that the proposed take-out restaurant is permanent, taking advantage of the recent regulation change permitting such uses in Chester's Waterfront Business District. The special exception application is scheduled to be reviewed by the Chester Planning & Zoning Commission at its meeting on Thursday, June 11, 2020. Staff has reviewed this proposal and provides the following comments.

#### Findings

The Gateway Commission would likely not have any significant concerns with this proposal as there are to be no significant outward changes to the structure in which the restaurant will exist. It is said to be occupying existing space that is currently used for marina office and store purposes. If the P&Z has any opportunity to request landscaping that may aid in blocking the view of any parking for this restaurant – in-ground or in landscaping pots - the Gateway Commission would appreciate the willingness of the marina owner to consider such a request.

If there are any questions regarding this or any other Gateway-related issue, please feel free to contact me at (860) 581-8554 or [tdownes@rivercog.org](mailto:tdownes@rivercog.org).

For the Commission,

J. H. Torrance Downes  
Deputy Director, RiverCOG

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