

Chester Planning & Zoning Commission
Public Hearing and Regular Meeting, May 14, 2020
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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.

Chairman Lavy opened the public hearing at 7:09 PM. Those members in attendance were Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Keith Scherber, Peter Zanardi, Steven Merola, Seth Fidel, Elaine Fitzgibbons and Pat Bisacky (not seated). Judy Brown, Zoning Compliance Officer, was also present.

Bettie Perreault read the Notice of Public Hearing into the record. Chairman Lavy reviewed the public hearing procedures. He also read into the record a email dated May 14, 2020 from Clayton Senger, Owner of the Pattaconk, relative to parking. A letter from Lol & Charlene Fearon was also read relative to noise, hours of operation, occupancy and kitchen amenities. An email from Ed Ward, WPCA Chair, was also read into the record.

Tiffany Nevers, applicant, reviewed parking. She noted the biggest challenge is people don't know there are municipal parking lots. She also reviewed trash and noted the oyster shells will go back to the oyster farmers. There is also a company that picks up food waste and we are talking with them. With regard to noise levels,

Michael Sanders asked with regard to the Pattaconk letter and parking, he didn't see any requirements for restaurants in the Village District. No questions for Tiffany Nevers. He did note however that hours of operation could be negotiated if it was an issue.

Steven Merola noted his concerns were the same as Michael Sanders and hours of operation needed to be stated. Tiffany noted in her experience she felt the retail businesses were having more of a parking issue than the restaurants.

Peter Zanardi noted there are other possibilities like the 2 Church parking lots. He also asked if the old buildings can be sound proofed. Chairman Lavy noted there is some mitigation that can be done but he was concerned with live music. If we keep hearing open, he would like to hear from the owner of the building to see what could be done to separate the noise from the first floor to the second floor above.

Keith Scherber asked if this was ever a restaurant before. Chairman Lavy noted the applicant has to come in for a Special Exception because it was retail going to restaurant. He asked if there would be any changes outside other than possible seating. Tiffany noted there would be no structural changes.

Elaine Fitzgibbons asked if the issue with parking wasn't addressed in the Plan of Conservation & Development. Chairman Lavy noted that was the intent of the Main Street Project. Other parking lots are Maple Street, Cemetery Lot, Old Bank Water Street. Elaine noted her main concern was the noise level and it should be addressed. Tiffany noted her intention is to keep everything low key.

Discussion followed regarding parking (patrons will be directed to Maple Street parking lot), WPCA approval (Ed Ward noted because this is a change of use, they will need a change of use permit with WPCA as well), hours of operation (4 to 10 with servers out by 11 PM), trash disposal, live music (no),

Charlene and Lol Fearon had questions regarding noise and sound proofing the building, waste pick up and hours of operation. Tiffany Nevers noted she would discuss the noise issue with the landlord.

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Motion by Perreault, second by Fidel, to continue the public hearing until the next regular meeting in June. Unanimously Approved.

1. Call to Order

The Chester Planning & Zoning Commission held its regular meeting on Thursday, May 14, 2020, by Zoom Meeting at 7:00 PM. Chairman Lavy called the meeting to order at 8:08 PM.

2. Roll Call & Seating of Alternates

Those members in attendance were Jon Lavy, Michael Sanders, Bettie Perreault, Henry Krempel, Keith Scherber, Peter Zanardi, Steven Merola, Seth Fidel, Elaine Fitzgibbons and Pat Bisacky (not seated). Judy Brown, Zoning Compliance Officer, was also present.

3. Audience of Citizens – none.

4. Old Business

(1) 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.

No further discussion as public hearing was continued to next regular meeting.

(2) Discussion of Gateway Standards

Discussion regarding the Gateway Standards was postponed to a future date.

5. New Business

(1) Other – Guests or Members – no comments.

(2) Paul Radicchi, lot purchase

Chairman Lavy noted this would be a subdivision application and Bryan Knudsen would have to submit the application.

6. Report of Officers and Subcommittees

(1) Report of Zoning Compliance Officer

A plan is being formulated for outdoor dining. Bettie Perreault is working on this and will be circulated as soon as possible.

7. Bills for Payment – none.

8. Communications, Receipt of New Petitions, New Applications

(1) James Hays, Hays Haven Marina, 61 Railroad Avenue, Special Exception to change existing office and store area into take out restaurant

(2) Tim and Kathy McDevitt, 226-8 Middlesex Avenue, Special Exception for apartment over garage

Hays Haven Marina and McDevitt will be scheduled for public hearing at the June meeting.

9. Approval of Minutes – March 12, 2020

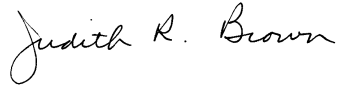
Motion by Zanardi, second by Fidel, to approve March 12, 2020 Minutes as submitted. Approved with Fitzgibbons abstaining.

10. Pending Litigation - none.

11. Adjournment

Motion by Perreault, second by Sanders, to adjourn at 8:23 PM. Unanimously Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary