

Chester Planning & Zoning Commission

Regular Meeting, August 13, 2020

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1. Call to Order

The Chester Planning & Zoning Commission held its Regular Meeting on Thursday, August 13, 2020, by Zoom Meeting. Chairman Lavy called the meeting to order at 7:00 PM.

2. Roll Call & Seating of Alternates

Members in attendance were Jon Lavy, Michael Sanders, Steven Merola, Henry Krempel, Peter Zanardi (arrived at 7:08 PM), Elaine Fitzgibbons, Seth Fidel, Pat Bisacky (seated for B. Perreault), Andrew Landsman (sat for Zanardi until his arrival) and Shubert Koong (non-seated alternate).

3. Audience of Citizens

Citizens in attendance included Priscilla Martel, Virginia Carmany, Peter Kehayias, Isaac Ruis, Susan Wright, Tom Brelsford and Lauren Gister.

Virginia Carmany noted relative to the change of usage for 56 Middlesex Avenue, the history changes for 2012 and 2013 should be part of this request. She also asked if there had been any zoning change at the corner of Main Street, Route 154 and Old Depot Road. Chairman Lavy replied no zoning change in that area.

4. Old Business

(2) Discussion of Gateway Standards – tabled.

Chairman Lavy noted the Commission will continue to look at these at a later date.

5. New Business

(1) Other – Guests or Members

It was noted the Governor's emergency orders for covid outdoor seating expires on September 9th.

Chairman Lavy noted ZCO Brown will look into this and if she can administratively extend the time.

(2) RiverCog, Presentation at 7:30 PM through ZOOM Meetings

It was noted RiverCog will be doing a Presentation/Workshop relative to the Regional Plan of Conservation & Development at the close of this meeting and everyone should log on to the RiverCog website.

6. Report of Officers and Subcommittees

(1) Report of Zoning Compliance Officer

ZCO Brown noted the Appeal of the ZEO's Decision related to 25/27 Maple Street has been continued until the Zoning Board of Appeals September meeting.

Chairman Lavy noted there is a lot of activity in the Zoning Office and the ZCO continues to serve the public.

7. Bills for Payment

Motion by Zanardi, second by Krempel, to approve invoice of Judy Brown for secretarial services in the amount of \$225.00 for month of July. Unanimously Approved.

8. Communications, Receipt of New Petitions, New Applications

(1) 56 Middlesex Avenue, Special Exception application to remove and/or replace conditions

(2) Petition to Amend Zoning Regulations, Commercial District, Add Apartments

Both applications were scheduled for public hearing on September 10, 2020.

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9. Approval of Minutes – June 11, 2020, July 9, 2020 and July 23, 2020

Motion by Fidel, second by Merola, to approve June 11, 2020 Minutes as written. Approved with Bisacky abstaining.

Motion by Krempel, second by Merola, to approve July 9, 2020 Minutes as written. Approved with Fitzgibbons abstaining.

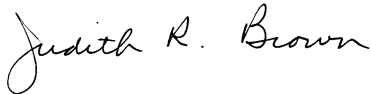
Motion by Krempel, second by Zanardi, to approve July 23, 2020 Minutes with following modification to Page 2, 3rd paragraph, last sentence should read, “If the Commission allowed seating, that would allow Wendy’s to move in ironically.” Approved with Fitzgibbons abstaining.

10. Pending Litigation – nothing further to report.

11. Adjournment

Motion by Fidel, second by Krempel, to adjourn at 7:24 PM. Unanimously Approved.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary