

1. Call to Order

The Chester Planning & Zoning Commission held a regular meeting on Thursday, September 10, 2020 via ZOOM. Vice Chair Michael Sanders called the meeting to order at 7:07 P.M.

2. Roll Call and Seating of Alternates:

Commission members in attendance and seated were Henry Krempel, Steven Merola, Bettie Perreault, Michael Sanders, Keith Scherber, Seth Fidel, Peter Zanardi; Alternate Pat Bisacky was seated for Elaine Fitzgibbons, Shubert Koong was seated for Jon Lavy. Guests participating were Virginia Carmony, Joseph Cohen and Peter Kehayias.

Vice Chair Sanders called the Public Hearing to order. The Legal Notice, which had been published in The Hartford Courant, was read into the record by Secretary Perreault.

Application #20-04 Special Exception, submitted by Peter Kehayias, 56 Middlesex Avenue LLC, to remove or replace conditions at 56 Middlesex Avenue, Tax Map 5, Lot 40, Zone R½. Sanders advised deficiencies in notification requirements, including those to abutting property owners, required the Hearing to be continued to ensure that proper notification to all was made to provide information of the application and the scheduled Hearing. Note was made of the receipt of a communication from Christopher Moore, 7 Old Depot Road, which will be heard at the continuation of the Hearing.

On motion by Mr. Fidel, seconded by Mr. Krempel, this Public Hearing will be continued to a date to be determined during the regular meeting immediately following the Public Hearings. All seated members voted in approval.

Petition to amend the Zoning Regulations to add to Section 20, Definitions – Apartment Unit: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units. Add to Section 70A.2, Commercial, Special Principle Uses – Apartment Unit. Questions from Mr. Cohen and Ms. Carmony sought clarification of the language of the proposed change focused on the number of dwelling units, clarification of the definition of apartments, detail of what features are required for a kitchen, note of possibly “illegal” apartment units currently existing that may not be regulated.

On motion by Ms. Perreault, seconded by Ms. Bisacky, this Public Hearing will be continued to the next regular Commission meeting to secure advice from legal counsel and/or others to clarify the definitions. All seated members voted to approve.

On motion by Ms. Perreault, seconded by Mr. Zanardi, the Public Hearing portion of this meeting was adjourned at 7:25 P.M. with all seated members voting to approve.

Vice Chair Sanders called the Regular Meeting of the Commission to order at 7:26 P.M. with the following members present and seated: Henry Krempel, Steven Merola, Bettie Perreault, Keith Scherber, Seth Fidel, Peter Zanardi; Alternate Pat Bisacky was seated for Elaine Fitzgibbons, Shubert Koong was seated for Jon Lavy.

3. Audience of Citizens:

Guests participating for the early portion of the regular meeting were Virginia Carmony, Joseph Cohen and Peter Kehayias.

Commission members had been advised via email prior to the meeting that Zoning Enforcement Officer Judy Brown had submitted her resignation effective immediately and would not be in attendance.

Ms. Carmony inquired if Application #20-04, 56 Middlesex Avenue LLC would be discussed at the meeting. With the Public Hearing continued, no discussion is permitted.

4. Old Business:

- a. Discussion of Gateway Standards: There was no discussion held.
- b. Application #20-04, 56 Middlesex Avenue, LLC: After review of available dates/times to hold a continuation of the Public Hearing, Commission members agreed on Tuesday, September 22, 2020 at 7:00 P.M., allowing sufficient time for notification to be sent to all appropriate and required parties.
- c. Petition to amend the Zoning Regulations: Members reviewed the proposal for amending Section 20, Definitions – Apartments in detail. There was no consensus on where or how the proposed amendment had been generated or its intent. Clarification will be sought and discussed further at a future Commission meeting. The Public Hearing may then be continued or terminated.

5. New Business: There was none.

6. Report of Officers and Subcommittees: There were none.

- a. Report of Zoning Compliance Officer: There was none inasmuch as ZEO Brown had submitted her resignation.

7. Bills for Payment: There were none.

8. Communications, Receipt of New Petitions, New Applications: There were none.

9. Approval of Minutes: August 13, 2020

On motion by Mr. Fidel, seconded by Mr. Krempel, the minutes of August 13, 2020 were approved when motion in connection with approval of the July 23, 2020 Minutes was amended to have the last sentence read, “Krempel made the point that: at the time, another commission member made the absurd suggestion that allowing seating on the premises would mean that a Wendy’s would move in.”

The motion as amended was approved on the following vote: in favor: Bisacky, Krempel, Merola, Sanders, Fidel, Zanardi; Perreault and Scherber abstained.

There being no further business to come before the Commission, the meeting was adjourned at 7:39 P.M.

Respectfully submitted,

Bettie Perreault

Secretary