

1. Call to Order

The Chester Planning & Zoning Commission held a regular meeting, preceded by a Public Hearing on Thursday, November 12, 2020. Chairman Jon Lavy called to meeting to order at 7:05 P.M.

2. Roll Call and Seating of Alternates:

Commission members in attendance and seated were Elaine Fitzgibbons, Henry Krempel, Jon Lavy, Steven Merola, Bettie Perreault and Peter Zanardi; attending via ZOOM were Michael Sanders, Seth Fidel, Alternates Pat Bisacky, Shubert Koong. Also present were John Schroeder and Tyler Gilbert. Alternate Bisacky was seated for Keith Sherber. Present via ZOOM were Walter Arroyo, Bria Gilbert, Jared Hardell, Paul Lewis, Brian Knudsen, Paul Radicchi, Heather Reibold, Jody Reilly, Priscilla Robinson and Ed Ward (WPCA Chair).

3. Old Business

a. Chairman Lavy called the Public Hearing to order at 7:10 P.M. and read the published legal notice:

Application for Special Exception #SE 10-05-20 submitted by John Schroeder (applicant) and Bria & Tyler Gilbert (owner) for proposed Additions and Renovations, on property located at 43, 45, 47 Main Street, Chester, Connecticut, Tax Map 14, Lot 544, Village District.

On motion by Peter Zanardi, seconded by Henry Krempel, the Public Hearing portion of the meeting was adjourned at 8:21 P.M. with all seated members voting to approve.

4. The regular meeting was called to order at 8:22 P.M. with the following Commission members in attendance and seated: Elaine Fitzgibbons, Henry Krempel, Jon Lavy, Steven Merola, Bettie Perreault and Peter Zanardi; attending via ZOOM were Michael Sanders, Seth Fidel, Alternates Pat Bisacky, Shubert Koong. Alternate Bisacky was seated for Keith Sherber. Also present were John Schroeder and Tyler Gilbert.

a. Following review of the proceedings of the just-concluded Public Hearing,

On Motion by Michael Sanders, seconded by Seth Fidel, application for Special Exception 10-05-20 was unanimously approved, with the following conditions:

(1) Any identification of a potential proposed use for 45 Main Street is to be removed from the submission and its approval;

(2) At such time as a proposed use is determined for 45 Main Street, application for and approval of Special Exception will be required;

- (3) Non-retail uses presently permitted by the Village District Regulations will not require additional approvals by the Planning & Zoning Commission;**
- (4) Compliance with all regulations and requirements of the Water Pollution Control Authority will be required;**
- (5) Compliance with all regulatory authorities and codes (Building, Sanitation, Fire Marshal, other municipal agencies, etc.) before, during and upon completion will be required;**
- (6) Any bonding requirements associated with public property as determined by the affected authority will be required;**
- (7) No entertainment or music, live or projected, shall be allowed outside the building.**

5. Approval of Minutes: October 8, Public Hearing and Regular Meeting.

On Motion by Henry Krempel, seconded by Peter Zanardi, the minutes of the October 8, 2020 Regular Meeting were unanimously approved, with Elaine Fitzgibbons and Michael Sanders abstaining.

There being no further business to come before the Commission,

On Motion by Seth Fidel, seconded by Henry Krempel, the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Bettie Perreault

Secretary