

1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, July 8, 2021 as a hybrid meeting, with virtual participation via ZOOM. Vice Chair Michael Sanders called the meeting to order at 7:02 P.M.

2. Roll Call and Seating of Alternates:

Commission members attending in person at Town Hall and seated were Seth Fidel, Elaine Fitzgibbons, Steve Merola, Bettie Perreault, Michael Sanders, Peter Zanardi and Pat Bisacky (Alternate – seated for Henry Krempel) via ZOOM.. Also present via ZOOM was Zoning Compliance Officer John Guskowski. Others present at various times during the meeting included Attorney Ed Casella, Patrick Benjamin, Joe Cohen (all in person) and via ZOOM Virginia Carmany, Susan Wright, Bob Blair, Denise Dudek, and Nicole Pollock.

3. Election of Officers to fill vacancy created by resignation of Jon Lavy

a. Fill vacant term as full member through November 2021:

On Motion by Bettie Perreault, seconded by Peter Zanardi, Pat Bisacky was unanimously voted to fill the unexpired term vacated by Jon Lavy. (As voting member, no longer seated for Krempel.)

b. Election of Chair:

On Motion by Bettie Perreault, seconded by Seth Fidel, Michael Sanders was unanimously voted to fill the position of Chair for the unexpired term vacated by Jon Lavy.

c. Election of Vice Chair:

On Motion by Bettie Perreault, seconded by Peter Zanardi, Pat Bisacky was unanimously voted to fill the position of Vice Chair to fill the unexpired term of the position vacated by election of Sanders as Chair.

4. Public Hearing: Chester Zoning Regulations - Addition of Section 60A.3 (E) – Accessory Buildings

On Motion by Seth Fidel, seconded by Steve Merola, the Public Hearing was closed at 7:22 P.M.

5. Audience of Citizens:

6. Old Business: Application for amendment to Zoning Regulations, Section 60.A.3 – Accessory Buildings. Following review of proceedings of earlier Public Hearing:

On Motion by Steve Merola, seconded by Seth Fidel, to adopt addition to the Zoning Regulations of Section 60A.3 (E) ACCESSORY BUILDINGS: Except within the Gateway Buffer Area required under Section 90, detached accessory buildings in the R-1 and R-½ Zoning Districts not to exceed 250 square feet in size, not more than fifteen (15) feet in height, and not used for the housing of humans or animals, may be located in the required rear and side yard set-backs, rearward of the front primary façade of the principal building to which they are accessory, but not less than five (5) feet from any lot line, provided such accessory buildings do not, in the aggregate, occupy more than twenty percent (20%) of the total area of such rear and side yard set-backs, to become effective July 15, 2021.

Motion passed unanimously.

7. New Business:
 - a. Application for Special Exception: 15 Sunset Avenue – Conversion of existing detached garage into a one-bedroom accessory apartment; construct a new two-car garage addition onto accessory apartment building was received and will be scheduled for a Public Hearing at the next regular meeting on August 12, 2021.
8. Other – Guests or Members:
9. Report of Officers and Subcommittee: Report of Zoning Officer
10. Bills for Payment:

On Motion by Peter Zanardi, seconded by Seth Fidel bill in the amount of \$87.28 for publication of legal notice in Hartford Courant was unanimously approved for payment.

11. Communications, Receipt of New Petitions, New Applications received after posting of Agenda:
12. Approval of Minutes: June 10, 2021 Regular Meeting

On Motion by Seth Fidel, seconded by Steve Merola, the minutes of the June 10, 2021 meeting were unanimously approved.

13. Pending Litigation: There is no pending litigation.

14. Adjournment

There being no further business to come before the Commission, Chair Sanders adjourned the meeting at 8:17 P.M.,

Respectfully submitted,

Bettie Perreault, Secretary