

1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, August 12, 2021 as a hybrid meeting, with virtual participation via ZOOM. Chair Michael Sanders called the meeting to order at 7:00 P.M.

2. Roll Call and Seating of Alternates:

Commission members attending in person at Town Hall and seated were Pat Bisacky, Seth Fidel, Steve Merola, Bettie Perreault, Michael Sanders and Peter Zanardi; with Henry Krempel and Shubert Koong (seated for Keith Scherber) via ZOOM. Also present via ZOOM was Zoning Compliance Officer John Guskowski. Others present at various times during the meeting included Tom and Sheriann Perry, Roger Nemergut, P.E., Peter and Susan Hotkowski in person, and via ZOOM, Susan Wright and James Tedesecki [Still potentially good info for the future.](#)

3. Public Hearing: Application for Special Exception for Accessory Dwelling Unit – 15 Sunset Avenue.

**On Motion by Peter Zanardi, seconded by Seth Fidel, the Public Hearing was closed at 7:15 P.M.**

Public Hearing: Application for addition to Zoning Regulations, Section 58 – Accessory Dwelling Units.

**On Motion by Seth Fidel, seconded by Steve Merola, the Public Hearing was closed at 7:19 P.M.**

5. Old Business

a. Public Hearing proceedings and action

1. Application for Special Exception for Accessory Dwelling Unit – 15 Sunset Avenue.

**On motion by Steve Merola, seconded by Peter Zanardi, the application was unanimously approved subject to compliance with all necessary requirements stipulated by all regulatory agencies and officers.**

2. Application for addition to Zoning Regulations, Section 58- Accessory Dwelling Units.

**On motion by Pat Bisacky, seconded by Steve Merola, the addition to Section 58 – Accessory Dwelling Units to the Zoning Regulations was unanimously approved, with an effective date of August 15, 2021.**

9. Bills for Payment

**On motion by Peter Zanardi, seconded by Seth Fidel, bill in the amount of \$103.20 for publication of Legal Notice by the Hartford Courant was unanimously approved for payment.**

10. Approval of Minutes: July 8, 2021 Meeting

**On Motion by Peter Zanardi, seconded by Steve Merola, the minutes of the July 8, 2021 meeting were unanimously approved.**

13. Adjournment

There being no further business to come before the Commission, Chair Sanders adjourned the meeting at 8:06 P.M.,

Respectfully submitted,

*Bettie Perreault*, Secretary