

1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, November 4, 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:

3. Commission members attending in person at Town Hall and seated were Michael Sanders, Patricia Bisacky, Seth Fidel, Elaine Fitzgibbons, Steve Merola, Bettie Perreault, and Peter Zanardi. Present via ZOOM were Shubert Koong, Andrew Landsman (seated for Henry Krempel), Keith Schreiber, and Zoning Compliance Officer John Guszowski. Present in person were JoAnne Park, Meredith Devanney and John Schroeder.

4. Audience of Citizens: None spoke at this time.

5. Public Hearing: Application for a Text Amendment or Map Change submitted by Charles and JoAnne Park, 31-33 Straits Road, Parcel 14-310 for consideration for a map change from an R-2 Zone to an R-1 Zone.

Following the reading of the published Legal Notice, Applicant JoAnne Park explained there are two residences on a single parcel identified as 31-33 Straits Road in a two-acre zone (R-2), which abuts a one-acre zone (R-1), resulting in a non-conformity with the Zoning Regulations. The proposed change would allow the dwellings to become conforming.

On motion by Peter Zanardi, seconded by Steve Merola, the public hearing was closed at 7:05 P.M.

6. Old Business: Application for a Text Amendment or Map Change submitted by Charles and JoAnne Park, 31-33 Straits Road, Parcel 14-310 for consideration for a map change from an R-2 Zone to an R-1 Zone.

Commission members had no additional information or comments to offer.

On motion by Seth Fidel, seconded by Bettie Perreault, the amendment to the Zoning Map to change the zone for Parcel 14-310, 31-33 Straits Road, from two-acre residential (R-2) to one-acre residential (R-1), having found the change to be in conformity with the POCD and bringing the property and dwellings into conformity with the Plan of Conservation and Development (POCD) was unanimously approved.

7. New Business:

- Members were provided with the meeting schedule for 2022.
- Recently re-elected members were reminded to be sworn in at the office of Town Clerk prior to expiration of the current term on November 16, 2021.
- Biennial election of officers will take place at the regular meeting on December 9.

8. Other – Guests or Members:

John Schroeder inquired about the status of the recently-enacted moratorium in connection with retail marijuana. Explanation of the process the Commission, and other Town officials, agencies and organizations will pursue was provided by Commission members.

9. Report of Officers and Subcommittee:

a. Zoning Compliance Officer Guskowski reviewed activities over the past month. Database of permits issued was provided, with Chair Sanders pointing out that the volume of permits issued has increased over the past year, but that the information provided does not show there to be any major shift in the type of activities for which permits have been issued.

b. The state legislative session has ended for this season and no report was provided.

10. Bills for Payment: There were no bills submitted for approval.

11. Communications, Receipt of New Petitions, New Applications received after posting of Agenda:

Application CGS 8-24 Submission in connection with NRCS Grant was submitted by the Town of Chester. Application provides locations of six separate sites to remove debris and stabilize stream banks in both the Great Brook and Pataconk Brook to be funded 75% by the United States Department of Agriculture Natural Resources Conservation Services and 25% by the Town of Chester. Connecticut General Statutes 8-24 requires review and hearing by the Planning & Zoning Commission. The Application will be on the agenda for the December meeting for further action.

12. Approval of Minutes: October 14, 2021 Regular Meeting

On Motion by Elaine Fitzgibbons, seconded by Seth Fidel, the minutes of the October 14, 2021 meeting were approved. Michael Sanders, Keith Scherber and Shubert Koong abstained.

13. Pending Litigation: There is no pending litigation.

While not on the agenda, Andrew Landsman questioned the length of time a construction trailer has been located on Maple Street during restoration/renovation project. Placement of the trailer is a part of the Building Permit process, not Planning & Zoning. Another trailer in the commuter parking lot at Exit 6/Route 9 was also noted.

14. Adjournment

There being no further business to come before the Commission, Chair Sanders adjourned the meeting at 7:28 P.M.,

Respectfully submitted,

Bettie Perreault, Secretary