

**First SelectWoman**

Town of Chester  
203 Middlesex Ave  
Chester, CT 06412  
November 23,2021

This letter is a report according my findings located in the Building File for 91 Main Street, along with conversations with the Zoning Compliance Officer, and my actual observations of construction completed to date.

A major discrepancy is which appears in the Building Permit: there will be no expansion to the original building footprint, and the work conducted will be: only office space renovation. Not only was the footprint increased, a full second floor was added, roof ridge height raised at least 4 feet and the addition of a large cupola, which now is in excess of the allowable building height.

Such a massive building renovation (\$400k) especially located in a Zone defined as: Chester Village District- effective 7/2/2011, needed to follow the typical guidelines associated with a formal Zoning Review, Inland Wetlands Review, including a thorough design review for the proposed structure. I found no Site Plan in the file in question.

Additionally, the construction document Plans, located in the file, has no Architect Stamp, as required by Statute.

I have been involved with design and building for over 30 years, and have never encountered such a gross distinction in what was approved by the Town, and what was somehow allowed to be built on 19 Main Street. I also previously worked along with colleagues on the Planing and Zoning Commision in drawing up the Chester Village Regulations.

This is exactly the situation that the Village Regulations were designed to prevent.



Errol Horner 25 Maple Street

C.C. Planning and Zoning, ZBA, Building