

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 7:02 P.M.

2. Roll Call and Seating of Alternates:

a. Commission members attending in person at Town Hall and seated were Michael Sanders, Patricia Bisacky (seated for Shubert Koong), Seth Fidel, Elaine Fitzgibbons, Steve Merola, Bettie Perreault, and Peter Zanardi. Present via ZOOM were Shubert Koong (entered late), Henry Krempel, Keith Schreiber, and Zoning Compliance Officer John Guskowski. Present in person were Matt Carroll of N.L. Jacobson & Associates, Errol Horner and John Schroeder.

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

4. Election of Officers

a. Members were advised that a long-time member is desirous of scaling back but wishes to continue to be a contributing member of the Commission. Sanders confirmed the request with Peter Zanardi, and **on motion by Seth Fidel, seconded by Henry Krempel, and unanimously approved, Zanardi accepted the vacant Alternate position. Motion was made by Bettie Perreault, seconded by Elaine Fitzgibbons, and unanimously approved for Alternate Pat Bisacky to be made a full member of the Commission.** Both motions were effective immediately, to be confirmed upon Zanardi and Bisacky being sworn in.

b. Secretary: **On motion by Elaine Fitzgibbons seconded by Peter Zanardi, Bettie Perreault was nominated to serve as Secretary for a term extending to November 2023. The motion passed unanimously.**

c. Vice Chair: **On motion by Bettie Perreault seconded by Henry Krempel, Pat Bisacky was nominated to serve as Vice Chair for a term extending to November 2023. The motion passed unanimously.**

d. Chair: **On motion by Bettie Perreault, seconded by Seth Fidel, Michael Sanders was nominated to serve as Chair for a term extending to November 2023. The motion passed unanimously.**

5. Old Business: Next steps in review of marijuana statutes and local regulations.

Chair Sanders advised he will be meeting with First Selectman Gister to review what actions may be taken by the Board of Selectmen in connection with marijuana statutes and local regulations, and that based on that information other boards and agencies will be contacted to meet with the Commission. The Board of Selectmen will be the lead agency at the local level; the Commission will participate and meet with other boards and agencies but defer preparing regulations pending clearer direction from the Selectmen. Public information meetings will be

scheduled for residents to provide additional input and information on the decision-making process.

6. New Business:

- a. Application CGS 8-24 Submission in connection with NRCS Grant submitted by the Town of Chester. General Statutes 8-24 requires review by Planning & Zoning Commission. Matt Carroll of N.L. Jacobson & Associates, representing the Town of Chester, explained the history leading up to the need for remedial work to repair damage to local watercourses from storms. The submission had been presented to the Inland Wetlands & Watercourses Agency, with additional requested information to be provided at a subsequent meeting. Commission members asked a number of questions. The Application will be on the agenda for a future meeting to provide detail of IWWA information and answer any other questions that have arisen. This is part of a review and approval process required by Statute.
- b. Application for Text Amendment submitted by Brooke Girty: Section 40-J Height Limitation. The height of any improvement shall be measured vertically from the average ground level at the base to the highest feature of or appurtenant to, the improvement. Church spires, industrial storage tanks, chimneys, radio or television towers and antennas, AND CUPOLAS NOT MORE THAN 10% OF THE ROOF AREA AND NOT INTENDED FOR HUMAN OCCUPANCY, may be erected to a reasonable and necessary height....

Discussion followed, including the exchange of information, historic detail, permitting, enforcement of regulations and reference to other records with Errol Horner, Chair Sanders and Commission members in connection with construction activities at 91 Main Street.

On Motion by Seth Fidel, seconded by Steve Merola, the Commission voted unanimously to hold a Public Hearing on the application on Thursday, January 13, 2022.

c. Appointment of RiverCOG representative

Commission members were asked if any member had interest in representing P&Z at RiverCOG. Chair Sanders, who has served as representative to RiverCOG, reviewed what was needed from a member, the time commitment required, with ZCO Guskowski offering to provide additional information and support. Elaine Fitzgibbons offered to accept the appointment.

On Motion by Bettie Perreault, seconded by Seth Fidel, the Commission voted unanimously to have Elaine Fitzgibbons be the Commission's representative to RiverCOG for a term extending to November 2023.

7. Other – Guests or Members: Nothing was brought up at this time.

8. Report of Officers and Subcommittee:

- a. Zoning Compliance Officer Guskowski reviewed activities over the past month, noting that permits were, generally, for “standard” matters, with no residential permits applied for. GIS information has been updated to include the recently enacted zone change, provide

clarification of zone delineations in connection with the Village District. The up-dated GIS information is currently available on the Town's website. Guskowski also reviewed the history of the construction activities at 91 Main Street. He also noted that Chester's present representative to the RiverCOG Regional Housing Plan, which is currently underway, is Pat Bandzes.

- b. The state legislative session has ended for this season and no report was provided.
9. Bills for Payment: There were no bills submitted for approval.
10. Communications, Receipt of New Petitions, New Applications received after posting of Agenda: Nothing had been received at this time.
- a. Correspondence received from Errol Horner in connection with construction activities at 91 Main Street. The matter had been discussed at length earlier in the meeting and will also be subject of Public Hearing on Application for Zoning Regulation modification that is scheduled for the January 2022 meeting.
 - b. Correspondence received from Daniel Roschko was read into the record regarding possible use of 9 Water Street property for retail marijuana, in which he expressed and explained his opposition to such a use. The Commission will be taking the matter, its local impact and potential regulatory actions under review and consideration in future meetings.
11. Approval of Minutes: November 4, 2021 Regular Meeting

On Motion by Patty Bisacky, seconded by Elaine Fitzgibbons, the minutes of the November 4, 2021 meeting were approved.

12. Pending Litigation: There is no pending litigation.

13. Adjournment

There being no further business to come before the Commission,

On Motion by Henry Krempel, seconded by Seth Fidel, the meeting was adjourned at 8:08 P.M.

Respectfully submitted,

Bettie Perreault, Secretary