

Chester Planning & Zoning Commission

**Record of Votes**

January 13, 2022

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1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, January 13, 2022 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:

a. Commission members attending in person at Town Hall and seated were Michael Sanders, Elaine Fitzgibbons, Andrew Landsman (seated initially for Keith Scherber, subsequently for Seth Fidel), Steve Merola, Bettie Perreault, and Peter Zanardi. Present via ZOOM were Pat Bisacky, Henry Krempel, Keith Schreiber (late), Zoning Compliance Officer John Guskowski, Steve Hnatuk, and Land Use Clerk Joy O'Brien. Present in person were First Selectman Charlene Janecek, Treasurer Joe Cohen, Brooke Girty, Errol Horner and John Schroeder. Among those present via ZOOM were Matt Carroll of N.L. Jacobson & Associates, Susan Peck, Adam Boyd and Jason Litalien of The Brush Mill. (Not all listed were present for the entire meeting.)

4. Public Hearing

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....

**On Motion by Bettie Perreault, seconded by Peter Zanardi, the Public Hearing on the above Application was adjourned on unanimous vote of Commission members.**

5. Old Business

a. Application CGS 8-24 Submission in connection with NRCS Grant submitted by the Town of Chester. Connecticut General Statutes 8-24 requires review by the Planning & Zoning Commission.

**On Motion by Peter Zanardi, seconded by Andrew Landsman, Application CGS 8-24 Submission in connection with NRCS Grant submitted by the Town of Chester as required by Connecticut General Statutes 8-24, is approved with conditions as called for in the earlier approval of the Inland Wetlands and Watercourses action taken on January 10, 2022. The vote on the motion was unanimous.**

9. Bills for Payment

- a. Dzialo, Pickett & Allen: \$217.42 for legal services
- b. Hartford Courant: \$ 31.84 for publication of legal notice

**On Motion by Andrew Landsman, seconded by Steve Merola, the bills for payment (listed above) were unanimously approved for payment**

10. Communications

**On Motion by Steve Merola, seconded by Andrew Landsman, the proposed budget for the Planning & Zoning Commission for fiscal year 2022 – 2023 (below) was unanimously approved for submission to the Board of Selectmen for review and transmittal to the Board of Finance.**

<u>Planning &amp; Zoning</u>	<u>Current</u>	<u>Proposed</u>	
Regular Payroll	\$10,000	\$1	*** \$1 as a "place holder"
Outside Clerical	\$ 1,400	\$1,500	12 meetings @ 4 hours @ \$25/hour plus \$300 for posting legal notices, etc.
Advertising	\$ 1,500	\$1,000	Based on current year experience
General Legal	\$10,000	\$5,000	Based on current year experience
Outside Contractor	\$36,000	\$36,000	Zoning Compliance Officer
Printing	\$ 2,000	\$1,000	Regulations and Map Printing when updated
Professional Dev.	\$ <u>    0</u>	\$ <u>1,200</u>	Mandated Professional Training: 12 X \$100
	<b>\$60,900</b>	<b>\$45,701</b>	

11. Approval of Minutes: December 8, 2021 Regular Meeting

**On Motion by Elaine Fitzgibbons, seconded by Steve Merola, the minutes of the December 8, 2021 meeting were unanimously approved.**

13. Adjournment

There being no further business to come before the Commission,

**On Motion by Peter Zanardi, seconded by Elaine Fitzgibbons, the meeting was adjourned at 8:58 P.M.**

Respectfully submitted,

*Bettie Perreault*, Secretary