

November 22,2021, amended January 11,2022 to accommodate existing Gateway regulations

To the Chester Planning and Zoning Commission:

Please consider amending the text of 40.J of the Chester zoning regulations to include “cupolas not more than 10% of the roof area and not intended for human occupancy” in the list of exceptions to the current height limitation, except in the Gateway Conservation Zone where cupolas extending above 35 feet in height, are no larger than 10% of the roof area of the structure and are uninhabited, shall be approved through a Special Permit/Exception by the Chester Planning & Zoning Commission

Please see the proposal in bold below:

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 notwithstanding the applicable maximum height limitations prescribed in these regulations provided, however, that no radio or television tower or antenna shall exceed 15 feet in height above the highest point of the highest building on the lot or 15 feet in height above the highest point of ground elevation of the lot, whichever is the higher. **CUPOLAS IN THE GATEWAY CONSERVATION ZONE MEETING THE ABOVE CRITERIA SHALL BE APPROVED THROUGH A SPECIAL PERMIT/EXCEPTION BY THE CHESTER PLANNING & ZONING COMMISSION.** Fences and freestanding walls shall not exceed eight feet in height.

The surrounding towns of Haddam, Killingworth, Lyme, and Essex have included this exception for cupolas. These towns have similar historic characters that include architectural features such as cupolas. Cupolas add to the charm and character of a building without adding to the perceived bulk and height, and allowing them would add similar interest to the streetscape in Chester.

Respectfully submitted,

Brooke Girty