

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER, CONNECTICUT
ZONING BOARD OF APPEALS
REGULAR MEETING
Monday, April 18, 2022
ZOOM Meeting

CALL TO ORDER

Chairman Blair called the meeting to order at 7:06 p.m. In attendance included: Bob Blair, Chairman, Alex Stein (alt. seated), Vic Fetter, Erik Anderson, and Michael Peck.

APPROVAL OF MINUTES – Vic Fetter made a motion to table approval of minutes. Michael Peck seconded the motion. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

Receipt of New Applications

Application for Variance: 72 Railroad Avenue – Sections 40D, 100C.1, and 100C.9 for new Storage Building at Chester Point Marina. Applicant: Chester Point Real Estate LLC (Receive and Schedule Public Hearing).

Bob Blair reported that the Gateway Commission supports the proposal/request. DEEP has not yet provided comment on the application.

Board members discussed the protocol for Land Use department approvals; i.e. Inland Wetland, P&Z, Health. Note that a “checklist” has been developed in the Land Use Department to insure all departments are aware of applications. Bob reported that in the past, ZBA approvals are “conditional” to other Land Use approvals. Alex commented that other applications for a variance at this location have been granted with the requirement to incorporate flood mitigation features. At the next meeting (Public Hearing) ZBA members may ask the applicant to clarify what other Land Use permitting they have received relative to the application. In addition the ZEO Consultant will be asked to provide clarification on the zoning requirements relative to this application.

Michael Peck made a motion to accept the Application for Variance as submitted. Vic Fetter seconded the motion. The motion passed unanimously.

The Public Hearing on this application will be an agenda item at the next ZBA meeting scheduled May 16, 2022.

OTHER BUSINESS

Bob will reach out to Seth Cohen, the new ZBA member.

ADJOURNMENT

Vic Fetter made a motion to adjourn the meeting at 7:27 p.m. Alex Stein seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski
Clerk