

**Town of Chester**  
203 Middlesex Avenue  
Chester Connecticut 06412



telephone: 860-526-0013  
facsimile: 860-526-0004  
web page: chesterct.org

**Chester Planning & Zoning Commission**  
**Regular Meeting, Thursday, August 11, 2022 at 7:00 P.M.**  
**Community Room, Chester Town Hall**

**The meeting proceedings will be available via ZOOM**  
**Directions appended to this meeting notice.**

**Meeting Agenda**

1. Call to Order
2. Roll Call & Seating of Alternates
3. Public Hearing
  - a. Application for Special Exception: Camp Hazen-YMCA – Site Improvements at dining hall and beach area.
4. Audience of Citizens
5. Old Business
  - a. Update on status of Gateway Conservation Zone
  - b. Plan of Conservation and Development: implementation of future actions
  - c. Next steps in review of marijuana statutes and local regulations
6. Proceedings of Public Hearing:
  - a. Special Exception: Camp Hazen-YMCA – Site Improvements at dining hall and beach area – review and decision on proceedings of Public Hearing
7. New Business:
8. Other – Guests or Members
9. Report of Officers and Subcommittees
10. Report of Zoning Compliance Officer
  - a. Status of Zoning Violation (Gateway Conservation District):  
Dock Road – Map 10, Lot 187 – Rooke Realty LLC
11. Legislative Update
12. Bills for Payment: Hartford Courant: \$31.54 and \$84.62 (\$116.16) for publication of Legal Notices
13. Communications, Receipt of New Petitions, New Applications received after posting of Agenda
  - a. Email from RiverCOG (August 4, 2022) regarding developing a Comprehensive Economic Strategy (CEDs) for the River COG region
14. Approval of Minutes of July 14, 2022 Meeting
15. Pending Litigation
16. Adjournment

All publicly-available materials may be found via the following link:  
<https://tycheplans-my.sharepoint.com/:f/p/jguszkowski/EtW-UcFoxWxllW8Ho7ZHqvkBAIMboARiKmVkoljigrAf2A?e=VWSOoH>

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Thursday, August 11, 2022  
7:00 P.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/86748202847>

Meeting ID: 867 4820 2847

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 867 4820 2847

Find your local number:

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