

**Minutes**

August 11, 2022

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1. Call to Order

The Chester Planning & Zoning Commission met on Thursday, August 11, 2022 as a hybrid meeting, with virtual participation available via ZOOM. Chair Sanders called the meeting to order at 7:00 P.M.

2. Roll Call and Seating of Alternates:

Commission members attending in person in the Community Room of the Town Hall and seated were Pat Bisacky, Seth Fidel, Elaine Fitzgibbons, Henry Krempel, Steve Merola, Bettie Perreault, Michael Sanders, and Peter Zanardi. Present via ZOOM were Shubert Koong, Henry Krempel, Keith Scherber (arrived after start of Public Hearing) and Zoning Compliance Officer John Guskowski. Present in person were: First Selectman Charlene Janecek, Denise Learned (Executive Director, Camp Hazen-YMCA) and Terri Hahn (LADA PC – Land Planners).

3. Public Hearing: Application for Special Exception: Camp Hazen-YMCA – Site Improvements at dining hall and beach area.

Seated were: Pat Bisacky, Seth Fidel, Elaine Fitzgibbons, Henry Krempel, Steve Merola, Bettie Perreault, Mike Sanders and Peter Zanardi (seated for Keith Scherber).

Legal Notice was read into the record, following which Terri Hahn, representing the applicant, displayed drawings and information with explanations of the details of the proposed project. Details included, among others, the following:

- More outdoor dining space for campers and others
- More expanded view of Cedar Lake from extended portions of the campus
- Creation of more “usable” space for multiple purposes
- Removal of the existing boat house to open view
- Removal of 12 trees to clear view
- Retention of existing (gravel) drive with new surfacing to create patio surface
- No additional lighting is proposed and some existing lighting will be removed
- Project to start after Labor Day; completion no later than Memorial Day

Commission members asked a number of questions of both Hahn and Learned, including the number of trees to be removed and the type of surface proposed for the existing driveway.

First Selectman Janecek offered no questions or comments. There was no one else present.

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**On Motion by Peter Zanardi, seconded by Seth Fidel, the Public Hearing was closed at 7:16 P.M.**

4. Audience of Citizens: There was no audience of citizens.
5. Old Business
  - a. Update on status of regulations in the Gateway Conservation Zone: RiverCOG staff for Gateway will be invited to attend the September 8 Commission meeting.
  - b. Plan of Conservation and Development: Economic Development Commission and others are meeting, reviewing POCD recommendations, some of which may qualify and be approval for funding from ARPA funding.
  - c. Next Steps in review of marijuana statutes and local regulations: First Selectman Janecek advised a Public Discussion has been scheduled for October 6 at 7:00 P.M. at the Meeting House with invited agencies, guests, and residents to review the matters. Members offered additional contact information for individuals, services, etc. which should be included in the gathering. Based on the present existing moratorium and the planned Discussion meeting,

**On Motion by Seth Fidel, seconded by Steve Merola, it was unanimously voted to call a Public Hearing to extend the existing moratorium as a part of the next Commission meeting scheduled for Thursday, September 8, 2022. The motion passed unanimously.**

6. Proceedings of Public Hearing: Application for Special Exception: Camp Hazen-YMCA – Site Improvements at dining hall and beach area.

Members briefly reviewed the proceedings of the public hearing, noting that information had been received, questions answered, and that no one spoke either in favor or opposition to the application.

**On Motion by Henry Krempel, seconded by Steve Merola, the application for Special Exception for Camp Hazen-YMCA for improvements at the dining hall and beach area was unanimously approved with the only condition being that all appropriate officials and regulatory agencies ensure compliance. (Peter Zanardi voted on this motion as Keith Scherber had not participated in the Public Hearing.)**

7. New Business: There was nothing brought up.
8. Other – Guests or Members:

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Elaine Fitzgibbons asked to be relieved of her representation for the Commission to RiverCOG, with the recommendation that a representative have a more extensive knowledge of the issues involved. No one volunteered at this time.

Notification had been received from Andrew Landsman submitting his resignation as an Alternate to the Commission, effective immediately. Once Town Clerk has received that notification, the position will become vacant.

9. Report of Officers and Subcommittees: There was nothing reported.

10. Report of Zoning Compliance Officer

ZCO Guszowski advised that requested report on planting plan from property owner on Dock Road in connection with vegetation has not yet been received for Gateway review and approval..

Violation of property on Butter Jones Road that is operating an illegal junk yard is being pursued.

Land Use Clerk has been hired by the Town and will be available in Town Hall on Tuesdays and Thursdays.

Printing of the updated Zoning Regulations that had been authorized from 2021-2022 funding has not yet been done; ZCO Guszowski advised finalization of updating mapping information is being completed to allow both to be printed at the same time.

11. Legislative Update: No report available as Legislature is not in session

12. Bills for Payment: Hartford Courant: \$31.54 and \$84.62 (\$116.16) for publication of Legal Notices

**On Motion by Seth Fidel, seconded by Pat Bisacky, the Hartford Courant bills totaling \$116.16 were unanimously approved for payment.**

13. Communications, Receipt of New Petitions, New Applications received after posting of Agenda

a. ZCO Guszowski reviewed the CEDS for the RiverCOG region, noting that area towns would be likely to submit town-specific details of desirable actions for the individual municipalities. Chester's EDC officials will work with other local officials to review the plan for details applicable to the town; P&Z Chair Sanders will assist EDC Chair Joslow in this.

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- b. Email from RiverCOG (August 4, 2022) regarding developing a Comprehensive Economic Strategy (CEDS) for the River COG region. Request for submission of survey answers was noted and link for connection will be circulated to members for their consideration and action.

14. Approval of Minutes: July 14, 2022 Regular Meeting

**On Motion by Elaine Fitzgibbons, seconded by Steve Merola, the minutes of the July 14, 2022 meeting were unanimously approved, with Seth Fidel and Bettie Perreault abstaining.**

15. Pending Litigation – there is no pending litigation at this time.

16. Adjournment

There being no further business to come before the Commission the meeting adjourned at 7:44 P.M.

Respectfully submitted,

*Bettie Perreault*, Secretary