

Town of Chester
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Chester Connecticut 06412



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Chester Planning & Zoning Commission
Regular Meeting, Thursday, November 10, 2022 at 7:00 P.M.
In-Person Meeting at the Meeting House on Liberty Street
Meeting Agenda

1. Call to Order
2. Roll Call & Seating of Alternates
3. Audience of Citizens
4. Public Hearing: Proposed Text Amendment to Chester Zoning Regulations, new Section 40V, Prohibition on Cannabis Facilities; and deletion of Section 117, Medical Marijuana Dispensary & Production Facilities. Applicant: Chester Planning & Zoning Commission.
5. Old Business
 - a. Zoning Regulations regarding marijuana: review & action on Public Hearing proceedings
 - b. Update on Gateway Conservation Zone: status of existing violation(s)
 - c. RiverCOG region Comprehensive Economic Strategy
 - d. Plan of Conservation and Development: implementation of future actions
6. New Business – Guests or Members
7. Other – Guests or Members
8. Report of Officers and Subcommittees
9. Report of Zoning Compliance Officer
 - a. Status of Zoning Violation (Gateway Conservation District):
Dock Road – Map 10, Lot 187 – Rooke Realty LLC
 - b. Butter Jones Road Violation (junk) – status of legal actions taken
10. Legislative Update
11. Bills for Payment: any that have been received after posting of Agenda
 - a. Hartford Courant - \$92.58 (Public Hearing Legal Notice).
12. Communications, Receipt of New Petitions, New Applications received after posting of Agenda
 - a. Application for a Special Exception: AIS Properties LLC dba Regional Restrooms, Inc. – Outdoor storage of clean, dry portable restroom units (porta-potties) and a site fence/screed installed: Receive and schedule Public Hearing for December 8 meeting.
13. Approval of Minutes of October 13, 2022 Meeting
14. Pending Litigation
15. Adjournment

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