

**Town of Chester
Zoning Board of Adjustment
June 18, 2019
Town Hall
7:00 pm
Approved Minutes**

Members Present:

Chair Billie Maloney
Matt Gelinas
Bill Gregsak
Richard Snyder, Alternate

Members Absent:

Vice-Chair Kevin Scott
Jack Cannon
Adam Maciaszczyk
Joseph Hagan, Selectman Liaison

Guests:

Penny Williams, Tri-Town Times

And other persons unknown to the minute taker

Agenda

1. Call to Order/Roll Call
2. Review Correspondence
3. Updates
4. Approval of Minutes – May 21, 2019
5. New Business – Election of Officers - Tabled
6. Training – Power Point presentation – *Special Exceptions*
Spring Conference highlights – Tabled
Fall Land Use Conference – October 5, 2019
7. Hearings:

The request for continuance for public hearing of John Cassell on behalf of Ralph Cassell and Mylene Cassell
For Variances
From Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements)
To permit subdivision of the property into two lots, both with 145' frontage where 290' are required for the construction of a new residential home
On the property known as 203 Lane Road, Map 12-10-6 in the R-1 zone
8. Adjournment

44 **1. Call to Order/Roll Call**

45 By Roll Call, Chair Maloney called the meeting to order at 7:05 PM. Present were: Chair Maloney, Mr.
46 Gelinas, Mr. Gregsak, and Mr. Snyder. Chair Maloney indicated the active alternate for this meeting
47 would be Mr. Snyder.

48 **2. Review Correspondence**

49 Chair Maloney noted an email had been received from Mr. Cassell requesting a continuance.

50 Chair Maloney noted an email had been received from Deb Doda indicating an Active Shooter
51 Presentation would be held on June 26, 2019 at 1:30 PM for employees and board members.

52 Chair Maloney noted an email had been received from Marianne Duffy indicating a Sexual Harassment
53 Prevention Training presentation would be offered on Friday, June 28, 2019 for employees and board
54 members.

55 **3. Updates**

56 Chair Maloney welcomed new member Bill Gregsak.

57 Chair Maloney attended the June 6th and June 13th Board of Selectmen's meeting with Mr. Snyder who
58 was reappointed as an Alternate to the ZBA and Mr. Gelinas who was appointed to the ZBA as a regular
59 member and Mr. Maciaszczyk who wished to change to an Alternate.

60 Chair Maloney provided updated contact sheets for the Board members.

61 Chair Maloney reviewed the new Tables 1 and 2 of Dimensional Requirements and Setback Buffers. Mr.
62 Snyder reviewed the changes which included Age Friendly Parent Lots and Internal Lots as well as
63 Assisted Living Residences & Nursing Homes. Mr. Snyder explained a certain sized lot would be
64 required. Chair Maloney asked the age range? Mr. Snyder explained it was young and old and for those
65 with disabilities as well. Mr. Gelinas added there were economic and density incentives. Mr. Snyder
66 indicated the State was still lagging behind in workforce housing.

67 **4. Approval of Minutes – May 21, 2019 - Tabled**

68 **5. Election of Officers – Tabled**

69 **6. Training**

70 Ms. Hoijer presented a Power Point entitled *What's Special About Special Exceptions*. Ms. Hoijer noted
71 while variances seek permission for those actions prohibited by the Ordinance, Special Exceptions are
72 those that are allowed provided all the conditions set forth are met. Chair Maloney and Mr. Snyder went
73 over some of the uses allowed by Special Exception addressed in Article 5, Section 5.3.3. some of which
74 include sawmills, general stores, ADUs, campgrounds, and restaurants (excluding coffee, sandwich
75 shops, drive-in and fast-food service). Ms. Hoijer added depending on which zone you are in the
76 parentheses shift to the right concerning exclusions for restaurant use.

77 Spring Conference highlights – Tabled

78

79 Fall Land Use Conference – October 5, 2019

80

81 Chair Maloney reviewed the upcoming Fall Land Use Conference to see how many members would be
82 interested in attending. Mr. Gregsak noted he would like to attend. Ms. Hoijer will register 6 members for
83 the Fall Conference.

84

85 **7. Hearings**

86 **The request for continuance for public hearing of John Cassell on behalf of Ralph Cassell**
87 **and Mylene Cassell**
88 **For Variances**
89 **From Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements)**
90 **To permit subdivision of the property into two lots, both with 145' frontage where 290' are**
91 **required for the construction of a new residential home**
92 **On the property known as 203 Lane Road, Map 12-10-6 in the R-1 zone**
93
94 ***Mr. Snyder moved to continue the public hearing of Mr. and Mrs. Cassell until August 20,***
95 ***2019. Chair Maloney seconded the motion, with all in favor, so moved.***

96 **8. Adjournment**

97 ***Mr. Gregsak motioned to adjourn the meeting. Mr. Snyder seconded the motion, with all in favor***
98 ***the meeting was adjourned at 7:30 PM.***

99
100 Respectfully submitted,

101
102
103 Nancy J. Hoijer
104 Administrative Assistant