CHAPLIN
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting
Meeting Minutes
Chaplin Town Hall, 7:00 P.M.
October 13, 2016

Call to order at 7:07 p.m.

Members present: Chairman Doug Dubitsky, Randy Godaire, Helen Weingart, Dave Garceau, Alan Burdick

Absent: Peter Fiasconaro, Eric Beer

Alternates Seated: Ken Fortier for Eric Beer

Also present: Jay Gigliotti, Zoning Enforcement Officer, Elizabeth Marsden, Recording Clerk

Approval of Minutes of September 8 regular meeting. Chairman Dubitsky asked for a ***motion*** to table approval of minutes until next month because the notes he would have used to check accuracy of the minutes are unavailable tonight. ***Motion*** by A. Burdick seconded by D. Garceau, H. Weingart abstained, all others voted in favor. ***Motion*** carried.

Approval of Minutes of Sept 8 public hearing. Chairman Dubitsky asked recording clerk to make a correction moving Ken Fortier's name from under the heading "Alternates Seated" to a different heading "Alternates Present," and a correction stating that he recused himself from the public hearing although he announced he had no conflicts. ***Motion*** to approve with corrections by H. Weingart, seconded by R. Godaire, D. Garceau abstained; all others in favor. ***Motion*** carried.

Audience of Citizens: None

Old Business: H. Weingart said that she has questions and concerns regarding the zoning regulation revisions. A discussion followed regarding what the Commission hopes to accomplish with these revisions, and how the process might change so that some of Ms. Weingart's concerns could be addressed. She specifically requested that any changes made during Commission discussions be shown written into the existing regulations so the Commission can see how they appear in the context of each regulation.

New Business: None

Correspondence: Proposed dog kennel changes, see letter from Adam Bernardin, 29 Pumpkin Hill Road resident who is operating a kennel without a license from the town.

RECEIVED 10/19/16, 9:03 A.M.
CHAPLIN
TOWN CLERK: Shari Smith

Commission Discussion: Possible revisions to the zoning regulations

The Commission had some initial discussion of dog boarding/kennel regulations but did not go into them at length.

Section 8.11 Logging Operations

The Commission discussed landowners as well as logging companies being required to obtain a permit to undertake logging. Wording of current regulation is in conflict with state law, per DEEP. The Commission discussed what the PZC can and cannot regulate according to state statute. Also discussed the bond requirement. No action was taken on Section 8.11 during this discussion.

Section 8.8 Open Space Subdivisions

The Commission discussed removing this section in its entirety. H. Weingart "strongly objects" to removing this section and would rather discuss revision. Chairman Dubitsky stated his reasoning for removal of the section. Conversation ensued about how this regulation has affected the town, leaving open spaces uncared for and sometimes a dumping ground. A few of the open spaces have been cared for by Joshua's Trust.

R. Godaire explained Mansfield's open space plan and how it works well. H. Weingart said in Chaplin's plan of conservation and development, the open space regulation was a huge part of the conservation plan. H. Weingart wants an "expert" in open space use to come to the commission and explain if this regulation is desirable.

R. Godaire explained that when the town enacted this regulation, they had experts coming in to endorse it. Chairman Dubitsky said he is opposed to the requirement that landowners are compelled to give a percentage of land to the town if they subdivide even to gift land to their children. R. Godaire said a positive side of the regulation is that smaller lots for houses can be an advantage to landowner and developers.

R. Godaire, D. Garceau and H. Weingart concurred that revisions to this regulation are preferable to removing it altogether. Chairman Dubitsky would prefer to see it removed.

Chairman Dubitsky suggested that the Commission continue discussion of this section at the next meeting.

Section 5.2.B.12 Dog Boarding and Training Facility

The Commission discussed changing the regulation so that it refers to "kennel" rather than "Dog Boarding and Training Facility." They discussed whether or not the town can require certain certifications for people who want to run a kennel, and qwhether the owner of the property should be required to also live there, or if the kennel operator should only be required to live on site. They also discussed property line and acreage requirements, leaning towards these individual criteria being at the Commission's

discretion and acknowledging that each case would be subject to a special permit and public hearing. No action was taken on this regulation other than tentative mark-ups.

New Business: None

Report from Zoning Officer: None.

Items pro re nata: None.

Adjournment:

Motion to adjourn by D. Garceau, seconded by H. Weingart, ***motion*** carried unanimously.

Meeting adjourned at 10:12 p.m.

Respectfully submitted,

Elizabeth Marsden
Recording Clerk