

Chaplin Planning and Zoning Commission
Regular Meeting Minutes
June 8, 2017
Chaplin Town Hall
495 Phoenixville Road, Chaplin, CT

Chairman Doug Dubitsky called the June 8, 2017 Regular meeting to order at 7:59 PM

Members present were Chairman Doug Dubitsky, Helen Weingart, Dave Garceau, Alan Burdick, Randy Godaire and Eric Beer. Alternate members present were Brandon Cameron and Bill Ireland. Also present was Town Attorney Dennis O'Brien and Zoning Enforcement Officer Jay Gigliotti.

Regular Member Absent was Vice-Chairman Peter Fiasconaro. Alternate Member absent was Ken Fortier.

Seat Alternates:

Chairman Doug Dubitsky seated Brandon Cameron for Vice-Chairman Peter Fiasconaro.

Approval of May 11, 2017 Public Hearing Meeting Minutes:

The 5/11/17 Public Hearing Meeting minutes shall be amended to include the address of 12 & 20 Cross Road in the application heading, just under the opening sentence.

Helen Weingart motioned to approve the May 11, 2017 Public Hearing Meeting Minutes as amended. Seconded by Dave Garceau. All members voted in Favor. Motion Carried.

Approval of May 11, 2017 Regular Meeting Minutes:

The 5/11/17 Regular Meeting Minutes shall be amended to reflect the following:

-Page 3, in the last sentence under 184 Palmer Road, "traps" shall be changed to "Tarps"

-Page 1, last line under old business shall be amended to read "...requested waiver which is approved."

-Page 2, first sentence under 4.02.1.b, shall be amended to read "Motion made by Bill Ireland to waive section 4.02.1.b, seconded by Randy Godaire, due to the fact there are no proposed changes to the existing features on the lot that would require the signature and seal of a Professional Engineer..."

-Page 3, first line shall be amended to read "... due to the fact there are no changes..."

Eric Beer motioned to approve the May 11, 2017 Regular Meeting Minutes as amended. Seconded by Brandon Cameron. All other members voted in favor. Motion Carried.

Citizens having New Business: None

Old Business:

- A. ~~RC17-074~~ Proposed Regulation Change-Creative Living Community of Connecticut, Inc, proposed revision to the Chaplin Zoning Regulations Section 5.2 RAR Zoning District

Chairman Doug Dubitsky explained the Creative Living Community of Connecticut, Inc. (CLCC), have officially submitted an application to change a section of the town's zoning regulations. The change would be to allow CLCC to develop a Multi-Family Community in the RAR Zoning District. Currently the RAR section of the Chaplin Zoning Regulations do not provide a mechanism for a Multi-Family Community. The CT General Statutes require a planning & zoning commission to conduct a public hearing on any application to change the zoning regulations. All discussion shall be saved for the public hearing.

Motion made by Alan Burdick, to schedule a public hearing on July 3, 2017 for application #RC17-074. Seconded by Eric Beer. All member voted in Favor. Motion Carried.

New Business:

A. Creative Living Communities of Connecticut, INC. (CLCC)- Request for clarification on Zoning Regulations - Section 8.7- Site Plan Review Requirements

PZC Staff Jay Gigliotti explained CLCC has requested a clarification, on one of the requirements, identified within a subsection of the zoning regulations Section 8.7- Site Plan Review Requirements. Jay Gigliotti continued to explain that CLCC's consultant is present this evening to discuss the issue, however, this discussion is completely separate than the CLCC RC17-074 regulation change application. This request is for an item that has nothing to do with the proposed revised section and relates to the eventual CLCC submission of an application.

CLCC's consultant, Paul, briefly reviewed the scope of the entire development and how section 8.7 related to the project as a whole. He continued by explaining that his questions relate to the filing of the application associated with section 8.7.

Paul went on to explain that CLCC is here for clarification of Section 8.7.E and the section's the requirement to complete a Class A-2 Survey of the property. CLCC would like to know whether or not that means an A-2 on the entire property limits or, can the A-2 just be completed in the immediate area of the proposed development, while completing a Class D Survey of the remaining portion of the property. Similarly, section 8.7.H.11 requires topography for the property. CLCC conducted field verified topography for the area of the property where the proposed development would be and utilized aerial topography data for the remainder of the property. Paul explained that a fair amount of additional field work would be required to complete all field verified topography on the entire property.

Bill Ireland stated that there were a series of property line boundary disputes in an area which CLCC would like to utilize a Class D survey and Mr. Ireland felt that A-2 standards should be applied to the entire property due to the existing disputes. Discussion followed and several other members expressed their concern for an A-2 of the entire subject property. Discussion continued regarding the possibility of making a full property A-2 a condition of approval.

It appeared the consensus of the commission was the 2 foot aerial topography data CLCC currently had over the entire property in addition to the field verified topography data in the area where grade changes were proposed, would be sufficient for the submission an application.

Correspondence: None

Report of the Zoning Officer:

Jay Gigliotti reviewed his ZEO Report for the month of June;

**ZONING PERMITS ISSUED-# 1
ZP17-075**

84 Singleton Road- Richard & Katherine Schatz, Proposed 12' x 16' exterior Deck with installation of sliding door-
RAR Zoning District-Approved on 5/16/17

ENFORCEMENT ACTIONS

153 Chewink Road

PZC Staff continues follow-up progress inspections and is in frequent contact with property owners, Most recent inspection 6/7/17-property owners have been given a 12/1/17 deadline to remediate their property and achieve compliance with the zoning regulations.

262 Willimantic Road

Staff received a complaint the property owners were operating a formal automotive sales and service operation, PZC Staff has sent correspondence to property owner and has spoke to him on several occasions. Staff shall be conducting a complete inside and out site inspection next week.

Correspondence:

The Summer Edition of the "Chaplin Neighborhood News" shall be published soon, be sure to pick up a copy and enjoy the great articles contained within.

Correspondence:

Chairman Doug Dubitsky stated the only correspondence he had was an email from a resident concerning the proposed revision to section 5.2.A.10-Accessory Apartments and Section 5.2.B.12- Dog Kennels. This email has been entered into the public hearing record item list.

Items Pro Re Nata: None

Adjournment:

Motion Made by Brandon Cameron to adjourn the 6/8/17 PZC Meeting. Seconded by Randy Godaire. All Members Voted In Favor. Motion Carried.

Chairman Doug Dubitsky adjourned the May 11, 2017 Regular PZC meeting at 8:55pm

Respectfully Submitted,

Jay Gigliotti