

Chaplin Planning and Zoning Commission
Special Meeting Minutes
September 26, 2017
Chaplin Town Hall
495 Phoenixville Road, Chaplin, CT

Chairman Doug Dubitsky called the September 26, 2017 Special Meeting to order at 7:06pm

Members present were Chairman Doug Dubitsky, Dave Garceau, Alan Burdick, and Eric Beer. Alternate members present were Ken Fortier and Brandon Cameron. Also present was Zoning Enforcement Officer Jay Gigliotti.

Regular Members Absent were Vice-Chairman Peter Fiasconaro, Helen Weingart and Randy Godaire. Alternate Member absent was Bill Ireland.

Seat Alternates:

Chairman Doug Dubitsky seated Ken Fortier for Vice-Chairman Peter Fiasconaro and Brandon Cameron for Helen Weingart

Approval of July 13, 2017 Amended Regular Meeting Minutes:

Motion made by Eric Beer to approve the July 13, 2017 Amended Regular Meeting Minutes as written. Seconded by Brandon Cameron. All members voted in Favor. Motion Carried.

Approval of August 10, 2017 Public Hearing Meeting Minutes:

Motion made by Eric Beer to approve the August 10, 2017 Public Hearing Meeting Minutes as written. Seconded by Brandon Cameron. Alan Burdick abstained. All other members voted in favor. Motion Carried.

Approval of August 10, 2017 Regular Meeting Minutes:

Motion made by Eric Beer to approve the August 10, 2017 Regular Meeting Minutes as written. Seconded by Brandon Cameron. Alan Burdick Abstained. All other members voted in favor. Motion Carried.

Chairman Doug Dubitsky asked the commission for a motion to realign the meeting agenda, switching "Old Business" with "New Business"

Motion made by Brandon Cameron to realign the Agenda. Seconded by Eric Beer. All members voted in favor. Motion Carried.

Citizens having New Business: None

New Business:

- A. **LG17-081- Proposed Timber Harvest- 100 Bedlam Road (rear)-Kirsten Kelly Property Owner, Randazzo Timber & Stone, LLC-Applicant, Assessor's Map 55-34-1**

The Applicant, Joe Randazzo, the owner & operator of Randazzo Timber & Stone, LLC introduced himself and presented his proposed timber harvest. He explained his business was based out of Mansfield and he provided a description of the harvest property location. He indicated the property owner also owned the abutting property to the immediate north, which fronts on Palmer Road.

Mr. Randazzo went on to provide a description of the proposed harvest. He explained that there is one (1) proposed wetland crossing and he has already received a permit for the crossing and harvest from the Chaplin Inland Wetlands Commission. A copy of the Inland Wetlands Commission permit for the crossing & the timber was included as one of the supporting documents within the application package. He indicated the proposed timber harvest was to be an "intermediate cut" basically meaning they shall be taking trees 18" dbh or larger in size. The harvest is almost all Red Oak, Black Oak and a small portion of White Pine. Mr. Randazzo believes that the White Pine and the Black Oak should have been removed a long time ago. He said that the Red Oak trees are all in a

great condition and the ones that are to remain shall thrive and could be ready for another harvest in 10–15 years. Mr. Randazzo's agreement with owner has him leaving the tops in place for the property owner to harvest them for firewood after the timber has been removed.

He indicated that the property to the immediate north of the proposed harvest had been previously harvested a number of years ago. The landing area and the skid trails from the previous harvest are all still in relatively good shape and Mr. Randazzo plans to utilize them for the proposed harvest. He continued to explain by utilizing these existing trails and landings, he should not have to create a new landing or trails to bring timber out of the property onto Bedlam Road. He should be able to bring all of the timber through the existing skid trails and out onto Palmer Road. Mr. Randazzo did indicate a proposed new landing for access onto Bedlam Road on his harvest map, however, he does not plan on utilizing it. The access from the landing onto Palmer Road is through an existing driveway. Due to the use of the existing driveway, the applicant shall not have install an anti-tracking construction pad off the edge of the road. PZC Staff stated there was not a need for the applicant to post a bond as he is not installing an anti-tracking construction entrance.

Chairman Doug Dubitsky explained that the commission's regulation for a Logging Operation to first obtain a permit from the Planning & Zoning Commission before commencing the harvest is not consistent with the Connecticut General Statutes. He continued to explain that the commission and the town's administration is aware of this situation and are currently working to address it by revising the regulation. However, as the regulation has not yet been revised, the commission must abide by its own regulations, even if they are not consistent with state law. Discussion followed regarding the commissions jurisdiction on Logging Operations.

Motion made by Eric Beer to approve Timber Harvest Application #LG17-081. Seconded by Brandon Cameron. Dave Garceau abstained. All other members voted in favor. Motion Carried.

Old Business:

- A. **RC17-076- Proposed Regulation Revisions- Town of Chaplin Planning & Zoning Commission, Applicant, proposed revisions to six (6) sections of the Chaplin Zoning Regulations**

Chairman Doug Dubitsky passed out revisions to three (3) sections of the zoning regulations which were either not approved or tabled for additional revisions at the previous meeting. Chairman Doug Dubitsky took the comments received on this section from the public at the public hearing and the planning & zoning commission and drafted the current revisions. These sections were:

-Section 5.2.A.10- Accessory Apartments

Section 8.11 Logging Operations:

The commission began with the revision to The primary concern was the issuance of a permit for the timber harvest. The commission felt that because the inland wetland commission has the exclusive jurisdiction to regulate the forest practice act, the planning & Zoning commission must only be concerned with the protection of town roads and/or other infrastructure. The revision only requires a bond when the harvest shall be accessing directly onto town roads where an existing access does not exist or must be upgraded. Discussion followed concerning the revision.

Motion made by Eric Beer to approve the revision to Section 8.11 and send to reviewing agencies. Seconded by Brandon Cameron. All members voted in favor. Motion Carried.

-Section 5.2.B.12- Dog Board & Training Facilities

Chairman Doug Dubitsky explained that the comments received on this section had to do with the distances from housing/abutting properties and limitations on the number of dogs allowed at the facility. He again took the comments received and draft a second revision to the Dog Boarding and Training Facility section.

The revisions included in the new draft include changing the outdoor dog activity hours to 10pm to 7pm, the requirement of 5 acre parcel for boarding/training of two (2) dogs and one additional acre for each additional dog boarded was added to the regulation and the addition of the requirement for a 500' buffer from a dwelling not owned by common ownership as facility. from a . Discussion followed on how the new revisions address the comments received and would work in given circumstances.

Motion made by Brandon Cameron to approve the revision to section 5.2.B.12 and send to the reviewing agencies. Seconded by Eric Beer. All members voted in favor. Motion Carried.

Section 5.2.A.10- Accessory Apartments:

Chairman Doug Dubitsky explained that the majority of the comments received on this revision related to the potential to create a fraternity house for college students through the use of the accessory apartment regulation.. He continued to explain that he revised this regulation in a manner which restricted the size, number of bathrooms, number of bathrooms...etc. Discussion followed on whether the range of square footage worked or if it was needed to be modified. It was the consensus of the commission to change the maximum square footage requirement in subsection d from 1,000 sq ft to 1,200 sq ft. and add the phrase "one kitchen" in the first sentence in subsection d.

Motion made by Eric Beer to approve the revision to Section 5.2.A.10 with the two(2) amendments to subsection d. and send to the reviewing agencies. Seconded by Dave Garceau. All members voted in favor. Motion Carried.

Correspondence: None

Report of the Zoning Officer:

ZONING PERMITS ISSUED-# 1

ZP17-079

12 Hall Road (Bedlam Road)- James Lazik- property owner/ applicant, Assessor's Map 55-38, proposed 12' x 16' storage shed and relocation of existing 8' x 20' storage shed currently within the 20' setback to out of the setback, property located within the RAR zoning district, approved on 8/22/17

ENFORCEMENT ACTIONS

6&8 Park Road

On 9/12/17, during office hours, pzc staff met with Mr. Mike Robertson, property owner of #83 Chewink Road. Mr. Robertson, had been one of the many complainants of the numerous unregistered motor vehicles at 153 Chewink (Currently under the enforcement ordinance with a 12/1/17 deadline). Mr. Robertson came into town hall to speak with staff about the progress made at 153 Chewink, however, he also filed a complaint about the property directly behind his property, #6&8 Park Road. The complaint, was that the property owner, Mr. Christopher Cournoyer, or his tenants, were keeping multiple unregistered motor vehicles on the property. On 9/21/17 pzc staff investigated the property and identified a potential three (3) unregistered motor vehicles and a significant amount of junk and debris. Pzc staff is proceeding with the ordinance on this property.

153 Chewink Road

PZC Staff continues follow-up progress inspections and is in frequent contact with property owners, Most recent inspection 9/7/17-property owners have been given a 12/1/17 deadline to remediate their property and achieve compliance with the zoning regulations.

CORRESPONDENCE

Connecticut Department of Energy & Environmental Protection- F.E.M.A. National Flood Insurance Program

On 9/21/17, PZC Staff meet with Diane Ifovic of the Connecticut Department of Energy & Environmental Protection, Flood Management Program. She requested to meet with pzc staff and requested a review of the pzc's flood plain regulations (in both the zoning & Subdiv regs) and any issued permits in the past two (2) years.

Mrs. Ifovic was pleased with chaplins flood plain regulations and no permits had been issued in the past two (2) years. Mrs. Ifovic and pzc staff went over all four (4) of the Chaplin properties which have FIRM polices taken out on them. There is one which has had a number of claims.

PZC staff asked the CT DEEP Staff to review Chaplin's current regulations and POCD and make any comments that they may have, as the commission is currently working on revising the regs and updating the POCD.

Chaplin Neighborhood News

The new edition of the "Chaplin Neighborhood News" is available!!! Please bring home a copy today!!!!

Correspondence: None

Items Pro Re Nata: None

Adjournment:

Motion made by Brandon Cameron to adjourn the 9/26/17 Special PZC Meeting. Seconded by Eric Beer. All Members Voted In Favor. Motion Carried.

Chairman Doug Dubitsky adjourned the September 26, 2017 Special PZC meeting at 8:30pm

Respectfully Submitted,

Jay Gigliotti