

Chaplin Planning and Zoning Commission
Chaplin, Connecticut

Regular Meeting Minutes
October 8, 2015

The meeting was called to order at 7:04 PM by Chairman Peter Fiasconaro, Members present were Vice Chairman Doug Dubitsky, John Meyer, Eric Beer, Dave Garceau and Alan Burdick. Alternate member present was Cesar Beltran. Also present was Zoning Enforcement Officer Jay Gigliotti and Town Attorney Dennis O'Brien. Unable to attend was regular commission member Randy Godaire and Alternates Bill Ireland and Ken Fortier.

Seat Alternates: Chairman Peter Fiasconaro seated Cesar Beltran for Randy Godaire.

Approval of the September 10, 2015 Meeting Minutes:

The following corrections shall be made to the PZC 9/10/15 Meeting Minutes:

7th Paragraph- The word "Chairman" shall be utilized instead of the word "Chairmen"

7th Paragraph - Spelling of "Cesar" was corrected

12th Paragraph- Spelling of "Peifer" was verified

2nd Paragraph, Page 2, 1st sentence has been corrected to read: "...owner of 96 and 108 England Road"

John Meyer motioned to approve the 9/10/15 Meeting minutes, seconded by Cesar Beltran. All Members voted in Favor. Motion Carried. Abstentions: Dave Garceau, Eric Beer and Alan Burdick

Citizens having New Business: None

Old Business:

A. L& M Logging- Timber Harvest Operation

PZC Staff explained an application for a Timber Harvest had been received for two (2) vacant parcels of land located on Route 6. In 2006, the planning and zoning commission approved a timber harvest application on the same two (2) parcels, however the approved harvest never commenced. The current harvest is being proposed by an alternate logging company, proposing to utilize an alternate plan for a skid trail. Discussion followed regarding access and best management practices

Motion Made by Doug Dubitsky to approve L&M Logging's Timber Harvest application. Seconded by Alan Burdick. All members voted in favor. Motion Carried.

New Business: Discussion with Town Attorney on Pre-Application

Attorney Dennis O'Brien provided the PZC with a summary of his understanding of the situation, his findings of his legal research and the processes by which this or any similar application shall follow. Mr. O'Brien passed out two (2) handouts for the PZC members. Each of these handouts contained information regarding pre-existing and non-conforming conditions/ situations. Attorney O'Brien discussed each handout with the PZC. Discussion followed.

Attorney Dennis O'Brien told the PZC that the commission must first receive an application in order to be able to act on any determination they make. Once an application has been received, the commission can discuss the proposed in greater detail. Discussion followed regarding the potential application. Mr. O'Brien told the commission that he was not prepared to advise the PZC on any pre-existing, non-conforming condition relating to the subject property without an application describing the intended use.

Correspondence: None

Report of the Zoning Officer: N/A

Items Pro Re Nata: None: None

Adjournment:

Alan Burdick Motioned to adjourn. Seconded by John Meyer. All Members Voted in Favor. Motion Carried

Chairman Peter Fiasconaro adjourned the meeting at 7:47pm

Respectfully submitted,

Jay Gigliotti, Zoning Enforcement Officer