

**Town of Chaplin
Planning and Zoning Commission
Special Meeting Minutes
November 29, 2018
Chaplin Town Hall**

MEMBERS PRESENT: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Alan Burdick, Dave Garceau

ALTERNATES SEATED: None

ALSO PRESENT: Jay Gigliotti, Zoning Enforcement agent (ZEO), Elizabeth Marsden, Recording Clerk

CITIZENS PRESENT: None

The meeting was called to order at 7:11 p.m.

APPROVAL OF MINUTES of October 11, 2018 Public Hearing: A small error was noted under Paul Peifer's comments and the word "feet" should be amended to "yards" in the tenth line of his comments. Motion to approve **** AS AMENDED **** by A. Burdick, seconded by P. Fiasconaro, all in favor, motion carried.

APPROVAL OF MINUTES of October 11, 2018 Regular Meeting: Motion to approve by A. Burdick, seconded by P. Fiasconaro, D. Garceau abstained, all others in favor, motion carried.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS: #RC18-094 -- Town of Chaplin Planning and Zoning Commission, Applicant, proposed revisions to the following sections of the Chaplin Zoning and Subdivision Regulations:

- A. Subdivision Regulations Article IV.
 - Open Space Subdivisions -- Deletion of Entire Section
 - All sections of the Zoning Regulations Relating to Agriculture
 - Section 5.3 - Business District Accessory Apartments (New Subsection)
 - Section 8.6 - Earth Excavation -- Revisions to Entire Section
 - Section 8.8 - Open Space Subdivisions - Deletion of Entire Section

The Commission members revisited the sections which received objections from members of the public: farm minimum acreage issue, neighbor consent issue, earth products processing issue. The following revisions were discussed and passed at tonight's meeting:

Sec. 2.2 Definitions:

Definition of Farm: based on comments received at the public hearing, the Commission proposed returning to the previous minimum 5 acre parcel. The definition of a Limited Farm is a parcel less than 5 acres.

Sec. 5.1.C Driveway construction requirements:

Strike "and Limited Farms."

Sec. 5.2.A.3 Farming:

- a. Strike "except with the adjoining landowner's consent" and replace with "without a special permit."
- b. Add at end of paragraph "and instituted in such way as to allow for future subdivision of the property, with one dwelling on each parcel."
- c. Strike "in conformity with following animal density limitations" and replace with "subject to a special permit."
(subsection a): Strike the entire Animal Density definition language
(subsection c:) Leave as is to allow for small flocks of poultry on less than 5 acres.

Sec. 5.2.B.9 (b): Slaughterhouses and other commercial uses:

Strike "except with the adjoining landowner's consent."

Sec. 7.1.A.1, 4-6 Accessory farm buildings:

5. Strike "or where the owner of such adjoining parcel has consented."

Sec. 8.3.C.3 Farm equipment and vehicles:

Strike "but shall be kept in a building or parked or stored a minimum of thirty feet from any lot line" and strike "except where the owner of such adjoining parcel has consented to a smaller setback."

Sec. 8.6 Earth excavation:

5. Change “in not” to “not in.”

D. (2): Strike “unless consent is given by the adjoining property owner to locate the machinery closer to the property line.”

D. (3): Strike “unless consent is given by the adjoining property owner to excavate closer to the property line.”

D. (7): Add at beginning of third line “less than 100 feet from any lot line or” and strike “unless consent is given by the dwelling owner or occupant to conduct such activities closer to the dwelling.”

Motion to approve the revisions as amended by D. Garceau, seconded by P. Fiasconaro, all in favor, motion carried.

B. Discussion and Possible Action on Revisions to additional sections of the Chaplin Zoning and Subdivision Regulations:

Motion to table B of Old Business by A. Burdick, seconded by D. Garceau, all in favor, motion carried.

CORRESPONDENCE: Included in Report of Zoning Officer

REPORT OF THE ZONING OFFICER:

The ZEO presented his report, which is available at Town Hall. Items requiring action from the Commission were as follows:

184 Palmer Road - The ZEO requested a deadline for compliance in this open enforcement case. Motion by D. Garceau and seconded by A. Burdick to initiate the ordinance with a deadline of April 1, 2019 to remedy the violation, all in favor, motion carried.

59 Chappell Street - The ZEO requested approval from the Commission for the ZEO to permit a lot line revision pursuant to Article IX, section 9.3 of the Regulations. Motion by D. Garceau, seconded by P. Fiasconaro, all in favor, motion carried.

Approval of 2019 PZC Meeting Schedule: Motion to adopt the 2019 Regular Meeting Schedule by P. Fiasconaro and seconded by A. Burdick, all in favor, motion carried.

The Commission discussed setting a date for a Special Meeting to discuss the POCD, which is to expire in 2020. Such a meeting will include expert and public input. It was

tentatively and informally agreed that this discussion may begin at the January 2019 regular meeting.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn by A. Burdick, seconded by D. Garceau, all in favor, motion carried.
The meeting was adjourned at 9:34 pm

Respectfully submitted,

Elizabeth Marsden
Recording Clerk