

**CHAPLIN PLANNING AND ZONING COMMISSION  
CHAPLIN, CT**

**REGULAR MEETING MINUTES**

**June 12, 2014**

The meeting was called to order at 7:05 PM. Members present were Peter Fiasconaro, Alan Burdick, Randy Godaire, Dave Garceau, John Meyer, and Doug Dubitsky. Alternates present were Cesar Beltran and Bill Ireland. Also present was Zoning Enforcement Officer Jay Gigliotti. Unable to attend was regular member Eric Beer and alternate Ken Fortier.

**2. Seat Alternates: Bill Ireland was seated for Eric Beer.**

**3. Approval of Minutes: Alan Burdick moved to approve the minutes of 5/8/14. John Meyer seconded the motion.** The minutes should be corrected to note the correct spelling of J. *Meyer* on page 2, and the name of the Zoning Enforcement Officer (James Gigliotti) should be inserted in reference to “staff” under correspondence. **The motion passed with the following vote:**

**YES: P. Fiasconaro, A. Burdick, D. Garceau, J. Meyer, and D. Dubitsky**

**ABSTAIN: R. Godaire and B. Ireland**

**4. Citizens Having New Business: None**

**5. Old Business: None**

**6. New Business:**

- A. Pete Kegler – Federal Road:** Mr. Kegler would like to open a craft distillery on his property. A craft distillery is one that produces less than 50,000 gallons/year. The commission discussed the current regulations, state and federal regulations, and the property. Mr. Kegler is not yet submitting an application, but is seeking input from the commission regarding the use of his property. After a discussion with the resident and town attorney, the commission recommended Mr. Kegler work with the ZEO, develop a narrative and application materials to determine what steps need to be taken. Mr. O’Brien will also check with the Town of Ashford since a craft distillery is currently in operation in that town.
- B. Zimmerman – Chaplin Street:** There is an application to establish the use of the building at 46 Chaplin Street as a single family residence. The health department has issued approval for a septic system. The commission discussed the property site. Attorney O’Brien also discussed the application and failed (3-2) vote taken by the Zoning Board of Appeals of a non-conforming lot. There is no change in the footprint of the building and there would be no impact to any neighboring wells. After a continued discussion, **John Meyer moved to accept the application and table any additional action pending staff review. Bill Ireland seconded the motion and it passed unanimously.**

**7. Correspondence: None**

## 8. Report of the Zoning Officer:

- Tractors and Trimmers at 174 Willimantic Road has opened. They have not constructed the addition as approved by PZC yet, so they have not needed any zoning compliance.

### Permits issued:

- **ZP14-025 – Zlotnick’s-187 Willimantic Road:** Permit application for remediation of contaminated groundwater. The decontamination system shall be used for a 30-60 day period. The permit was issued on June 10, 2014;
- **ZP—024—Silliman—616 Phoenixville Road:** 4’x24’x8’ porch on residence.

### Enforcement Actions:

- **184 Palmer Road:** Resident continues to make progress on property remediation.
- **262 Willimantic Road:** Mr. Gigliotti continues to pursue the enforcement violations at this property and has little success. He has left several messages with the property owner, but has not received any return calls.
- **108 Singleton Road:** Mr. Gigliotti received a complaint about this property. He will contact the owner and seek a clean-up of the property.
- Camp Eden owners would like to sell the property.
- Ribbits Restaurant has removed the flags and the commission discussed lighting on the site. The owners are using the same light as was there before, but it is in a new location. The commission would like the owners to submit a lighting application.

### Items Pro Re Nata: None

**Doug Dubitsky moved to adjourn at 8:17 PM. Dave Garceau seconded the motion and it passed unanimously.**

Respectfully submitted,

Jennifer Nelson, Recording Secretary