

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

REGULAR MEETING MINUTES

August 14, 2014

The meeting was called to order at 7:05 PM. Members present Alan Burdick, John Meyer, Peter Fiasconaro (7:15) and alternate members Ken Fortier, Cesar Beltran, and Bill Ireland (7:16). Also present was Zoning Enforcement Officer Jay Gigliotti and Attorney Dennis O'Brien. Unable to attend were regular members Doug Dubitsky, Randy Godaire, Eric Beer, and Dave Garceau.

John Meyer nominated Alan Burdick to Chair the meeting. Cesar Beltran seconded the motion and it passed unanimously.

2. Seat Alternates: Cesar Beltran was seated for Randy Godaire and Ken Fortier was seated for Eric Beer.

3. Approval of Minutes: John Meyer moved to approve the minutes of 7/10/14. Cesar Beltran seconded the motion and it passed with the following vote:

YES: A. Burdick, C. Beltran and K. Fortier.

ABSTAIN: J. Meyer

4. Citizens Having New Business: None

5. Old Business: None

6. New Business:

A. CGS §8-24 Report: Mr. Gigliotti reviewed a request from First Selectman Bill Rose for the sale of the Grange property. Attorney O'Brien also discussed the purpose of the statute and the purpose of the report. Cesar Beltran moved the commission approve the report in compliance with CGS §8-24. John Meyer seconded the motion and it passed unanimously.

7. Correspondence: None

8. Report from Zoning Officer:

- The enforcement action on Palmer Road—progress continues to be made. One hundred seventy (170) tires were taken from the property and brought to a recycling center. Mr. Gigliotti also discussed the continued effort to reach compliance for this property.
- Willimantic Road enforcement—there has been limited movement, but no large changes have occurred.
- Mr. Gigliotti submitted required quarterly reporting to DEEP.
- Tower Hill Road Bridge is now open.
- Driveway bonds—we require a \$1000 cash or surety bond to ensure proper construction. The owners of 189 England Road have requested the bond be returned. This driveway has two entrances and the owners have 2 bonds—\$2,000 was collected and remains with the town. Return of the bond requires 2 signatures—the zoning enforcement officer and public works director. This driveway does not conform to specifications in regulations. The commission members and zoning enforcement officer discussed the regulations and the state of the

driveways as constructed. The owner must comply with regulations before a bond can be returned.

- Mr. Gigliotti reviewed the progress on the zoning permits and other zoning projects that had been issued this past year.

9. Items Pro Re Nata: Mr. Meyer asked how many other zoning enforcement issues needed to be addressed, and opined it may be time to address additional issues. Mr. Gigliotti will re-assess the list of enforcement issues that were previously submitted and present the commission with additional enforcement actions that may be acted upon.

Cesar Beltran moved to adjourn at 7:45 PM. John Meyer seconded the motion and it passed unanimously.

Respectfully submitted,

Jennifer Nelson, Recording Clerk