

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

**REGULAR MEETING MINUTES
October 9, 2014**

The meeting was called to order at 7:00 PM by Commission Chair Peter Fiasconaro. Members present were John Meyer, Dave Garceau, Randy Godaire, and Alan Burdick. Alternate members present were Cesar Beltran and Ken Fortier. Also present was Zoning Enforcement Officer Jay Gigliotti. Unable to attend was regular members Eric Beer and Doug Dubitsky and alternate member Bill Ireland.

2. Seat Alternates: Cesar Beltran was seated for Eric Beer and Ken Fortier was seated for Doug Dubitsky.

3. Approval of Minutes—August 14, 2014: John Meyer moved to approve the minutes of 8/14/14. Cesar Beltran seconded the motion. After a brief discussion, the motion was approved with the following vote:

YES: J. Fiasconaro, J. Meyer, C. Beltran, A. Burdick, and K. Fortier

ABSTAIN: D. Garceau, R. Godaire

Alan thanked for carrying meeting.

4. Citizens Having New Business: None

5. Old Business: None

6. New Business:

A. Chaplin Planning and Zoning Commission 2015 Regular Meeting Schedule:

ZEO Gigliotti presented the commission with the proposed dates for the 2015 regular meeting schedule. After a brief discussion of the proposed dates, **John Meyer moved to approve the calendar for the 2015 regular meeting schedule. Alan Burdick seconded the motion and it passed unanimously.**

7. Correspondence: None

8. Report of the Zoning Officer:

Mr. Gigliotti was approached by developer who would like the commission to approve a release of two bonds issued for the Natchaug River subdivision. The developer has a public improvement bond and sediment and erosion bond. The commission engaged in a lengthy discussion of the state of the development, whether all new houses have been built, and if the developer has continued the development.

Cesar Beltran moved the Planning and Zoning Commission direct the ZEO not to release the bond pertaining to the Natchaug River Open Space Subdivision and to list all remaining unfinished and nonconforming work for inclusion in a letter to be sent to the subdivision developers. The motion was seconded by John Meyer and it passed unanimously.

➤ Zoning Permits Issued:

168 Miller Road, 14x20 addition, deck. 7/29/2014

39 Lynch Road, carport 19x27, 8/26/2014

82 Nollet Road, sugar shack 12x24, 14x16 concrete slab, 9/2/2014

11/19/2013 Ireland permit, requested zoning compliance 9/11/2014 for cert. of occupancy

David Mott, 41 Phoenixville Road, Chicken and Duck Coop 10x16, 9/23/2014

➤ Enforcement actions:

182 Palmer Road—there have been several remediations and tire removals, and the property owner is complying with all requirements. All tires are gone at this time.

Willimantic Road—no cars are currently for sale or service. There are unregistered vehicles.

189 England Road, driveway bond. Bond is non-compliant.

➤ Additional Information:

Ribbits- complaint from Gus and Eddie Birkmanis, owners of Ribbits restaurant. The neighbor of Ribbits is burning garbage. Fire marshal will be informed.

➤ Mr. Gigliotti will distribute (email) a completed report.

➤ Mr. Gigliotti distributed copies of the regulations Mr. Rose gets many questions about. A discussion of regulation revision will be added to an agenda.

Items Pro Re Nata: John Meyer wished to discuss content of agendas—specifically, Mr. Meyer suggested agendas should have information that is useful to the public, such as the August 14th discussion of CGS §8-24 request should have included the prospect of the sale of town property. Also, board should avoid acting on things that are presented that night as it becomes a mob decision. There should be a comfort level for making decisions. Members encouraged not to feel rushed.

Cesar Beltran moved to adjourn at 8:37 PM. The motion was seconded by Randy Godaire and passed unanimously.

Respectfully submitted,

Jennifer Nelson, Recording Clerk