

Chaplin Planning and Zoning Commission
Chaplin, Connecticut

Regular Meeting Minutes

April 9, 2015

(Ammended-4/27/15)

The meeting was called to order at 7:02 PM by Commission Chair Peter Fiasconaro. Members present were John Meyer, Alan Burdick, and Randy Godaire. Alternate members present were Ken Fortier and Cesar Beltran. Also present was Town Attorney Dennis O'Brien and Zoning Enforcement Officer Jay Gigliotti. Unable to attend were regular commission members Eric Beer, Dave Garceau and, Doug Dubitsky and alternate member Bill Ireland

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

Approval of Minutes: John Meyer moved to approve the minutes of 2/26/2015. Alan Burdick seconded the motion. Under Old Business, A.-Discussion followed regarding the revisions to Section 5.2.A.10 "Accessory Apartments" of the Chaplin Zoning Regulations. The commission felt that because the town attorney or the PZC members had not received or reviewed final revision, that the minutes should be tabled until such time. J. Meyer retracted his original motion to approve the 2/26/15 minutes. J. Meyer motioned to table the 2/26/15 meeting minutes until the next meeting of the PZC. Seconded by C. Beltran. All members voted in favor. Motion Carried.

Citizens having New Business: None

Old Business:

A. C Discussion of Revisions to Section 5.2.A.3, the Agricultural Regulations of the Chaplin Zoning Regulations

Chairman P. Fiasconaro indicated that it was his intention to table the discussion of the revisions to the Agricultural section to the regulations. He explained the members not in attendance had a great deal of experience with Agricultural zoning regulations and operations. In addition, Attorney Dennis O'Brien stated that he was not prepared to discuss the revisions to this section of the regulations as well.

Motion made by A. Burdick, Seconded by K. Fortier. All members voted in Favor. Motion Carried.

New Business: None

Correspondence:

The PZC Clerk Jennifer Nelson has submitted her resignation of her Clerk position. Chairman P. Fiasconaro read her resignation, which was sent to J. Gigliotti via email, to the commission. J. Gigliotti explained that he had spoken with Sue Gluck, the first Selectman's Assistant regarding a replacement clerk for the PZC. He indicated that Sue identified several advertisement measures that could be used for the search for a new clerk. J. Gigliotti request the PZC to come up with a quick description of the PZC Clerk's duties, which shall be used for the advertisement for the clerk position. Discussion followed concerning how a replacement clerk should be obtained.

The PZC determined that the search for the clerk is an administrative function of the Town and should be handled by the town staff. No Vote was taken but the PZC directed J. Gigliotti to inform the Town administration that the PZC is in need of a clerk.

Report of the Zoning Officer: J. Gigliotti reviewed the zoning permits issued since January 1, 2015. He also updated the commission on enforcement asked for direction from the commission on several outstanding issues. Attorney O'Brien explained that while he had not prepared any written input on the regulation revision as well as several other issues, he does plan on attending the May Meeting at which

point he will be prepared to discuss several issues. One of these issues included his legal opinion on the potential of the Tower Hill Road barn that has been discussed by the property owner as a conversion into a SFR. The Commission directed J. Gigliotti to advise the property owner to file a zoning permit application if he wishes to pursue the barn conversion to a SFR.

Items Pro Re Nata:

The next regulation revision to be discussed will be agricultural regulations which are referenced throughout the zoning regulations. The PZC directed J. Gigliotti to have the May Agenda state the following under "Old Business" – "Possible revisions to the Agricultural Regulations"

R. Godaire stated he had concerns regarding the budget discussion that occurred at the February meeting. Discussion followed about the current PZC Budget as well as the Budget for the following Fiscal Year.

John Meyer moved to adjourn at 8:36 PM. Alan Burdick seconded the motion and it passed unanimously.

Respectfully submitted,

Jay Gigliotti, Zoning Enforcement Officer