

Chaplin Planning and Zoning Commission
Chaplin, Connecticut

Regular Meeting Minutes
May 14 2015

The meeting was called to order at 7:03 PM by Commission Chairman Peter Fiasconaro. Members present were John Meyer, Alan Burdick and Dave Garceau. Also present was Town Attorney Dennis O'Brien and Zoning Enforcement Officer Jay Gigliotti. Alternate member present was Bill Ireland. Unable to attend were regular commission members Eric Beer, Randy Godaire and, Doug Dubitsky and alternate members Ken Fortier and Cesar Beltran.

Seat Alternates: Chairman Fiasconaro seated alternate Bill Ireland for Doug Dubitsky

Approval of February 26, 2015 Minutes: John Meyer moved to approve the minutes of 2/26/2015. Dave Garceau seconded the motion. Discussion followed regarding "Old Business Item A" and the motion that was made. All members voted in favor. Motion Carried.

Approval of April 9, 2015 Minutes: Alan Burdick moved to approve the minutes of 4/9/2015, Seconded by John Meyer. Discussion followed regarding Old Business Item A. The last sentence of Item Town Attorney Dennis O'Brien felt Under.-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.

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

New Business: None

Correspondence:

Attorney O'Brien discussed several legal issues with the commission

Report of the Zoning Officer: J. Gigliotti reviewed his ZEO Reropt for May 2015:

#ZP15-035- 103 Chaplin Street- William Muskett

Applicant and Property owner- William Muskett-103 Chaplin St, Assessor's Map 75-23, RAR Zone, Construction of a 10' x 14' Storage shed, as shed is under 200 sq ft, no health district permit or a building permit is required. Zoning Permit issued on 4/21/15

#ZP15-036-119 Ridge Road- William & Dawn Johnson

Applicant and Property Owners- William & Dawn Johnson- 119 Ridge Road, Assessor's Map 73-41-1, RAR Zone, Installation of a 24' dia. Above Ground Pool with an attached 200 sq ft deck. Zoning Permit Issued on 5/12/15

Zoning Enforcement Ordinance

184 Palmer Road- Mr. Michael Pascale and Sharon Marinoff

Zoning Agent meet with the Property owner on 4/16/15. The Status of the property had remained unchanged. While a significant amount of progress has been made, it appears as the clean-up activities have come to a standstill. The property owner stated that he has continued to move forward but the condition of the site suggests otherwise. The zoning agent shall return to the property again on 5/21/15. If there is not visual evidence, it is the intention of the agent to move forward with the ordinance.

262 Willimantic Road- Mr. William Landon & Mrs. Sandra Landon

For a while it appeared as the property had come into compliance, however, on or about 4/18/15 the zoning agent witnessed the sale of one black 4-door ford focus. The situation is currently being monitored.

20 & 36 Bedlam Road- Mr. Robert Cherrier

On 5/5/15, the zoning agent received a verbal complaint during office hours. No formal complaint was filed however, the compliant suggested the agent drive by as it was an obvious violation. The violation, was the construction of a large steel building without any permits and appeared to be located in the side yard setback. Zoning staff has conducted inspections on the following dates:

5/5/15- Initial Drive By

5/7/15- Detailed Inspection, attempt to contact residents- no answer card left in door

5/9/15-Another attempt to contact residents

5/12/15- Inspection during due diligence period

Zoning Staff also received an email on 5/9/15 from an abutting property owner regarding the structure. Due to the large size of the zoning agent determined to move quickly and the first citation was sent on 5/13/15.

66 Boldac Road- SFR Construction

Zoning staff has been consistently inspecting the site during the SFR Construction. On 4/21/15 an inspection of the driveway culvert pipe was requested by the property owner. The inspection revealed several issues on the site in general, however, the driveway culvert had been install incorrectly. Zoning Staff has worked with the owner to correct the situation, however, the reconstruction has set the owner back in his completion date.

Lot Line Revisions

In the past several months, zoning staff has been approached by several potential survey firms and applicants inquiring about lot line revisions. This is most times an administrative function by staff, unless an issue arises that cannot be resolved. None of the firms or applicants zoning staff has met with have submitted plans, but a few are very close. The question that is consistently being asked, is what the fee is. The Chaplin Zoning Regulation Fee Schedule does not deal with lot line revisions, however, the amount of time spent certainly warrants a fee.

Town of Willington

The Town of Willington has sent regional referrals to the NECCOG. As Chaplin is Part of the NECCOG, we are cc'd on the referrals. Willington is proposing to amend their agricultural section of the zoning regulations with a provision for "Pleasure Horses.

Items Pro Re Nata: None

John Meyer moved to adjourn at 9:36 PM. Alan Burdick seconded the motion and it passed unanimously.

Respectfully submitted,

Jay Gigliotti, Zoning Enforcement Officer