

Chaplin Planning & Zoning Commission
Regular Meeting Minutes
Chaplin Town Hall
August 10, 2023

The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Pete Fiasconaro, Helen Weingart, Dave Garceau, Alternate Peter Haines, Alternate Dan Pearce, Alternate Bill Ireland.

MEMBERS ABSENT: Randy Godaire, Eric Beer, Zoning Enforcement Officer Jay Gigliotti.

ALTERNATES SEATED: Seat Dan Pearce for Randy Godaire and seat Peter Haines for Eric Beer.

ALSO PRESENT: Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 07-13-23 PUBLIC HEARING:

APPROVAL OF MINUTES 07.13.23 REGULAR MEETING:

Motion to table the July 13, 2023 minutes, made by P. Fiasconaro, seconded by D. Pearce. All in favor, motion carried.

CITIZENS HAVING NEW BUSINESS:

- Randy Dominick (with his mother Joan) of 80 Marcy Road spoke about fines placed on their property that they are trying to clean up (some progress made). Cleanup is difficult due to a big hole in the access road that has been filled in many times, washes away, and prohibits getting a trailer in the back yard to get anything else out. There is also a 6-inch gouge in the tarmac on the edge of the road that was filled in with stone and has washed away with the rain (spoke to the 1st Selectman and head of the road crew). D. Dubitsky suggested notifying the First Selectmen and Public Works Director Dave Stone in writing; noted the fines are for unregistered vehicles understood to be in the dozens (Mr. Dominick reported having 3), and will ask the ZEO for an updated report on the property. H. Weingart suggested including photos.
- Joan MacClure of 80 Marcy Road spoke about contacting the 1st Selectman regarding a brook that comes onto the property and washes down a big pile of rocks that is on state property into her culverts. D. Dubitsky will see what he can do to get the state to look at the property.
- Rob, Garrett, and Taylor of Bedlam Road presented a proposal for a campground at the Hop Farm where they are leasing and would like to know what is allowable. There are 2 tents there now, porta potty (pumped weekly), and off-street parking. They would like to add more tents, hiking trails and a farm stand being respectful to the community. D. Dubitsky suggested meeting with the ZEO to review the plan and review the regulations to determine what is allowed.
- Clint Slowik of 108 Willimantic Road asked if there are any plans in the proposed Business District regulations for art & cultural spaces or cafés (anything permitted in the RAR is allowed in the Business Zone) and suggested the Commission consider types of businesses to attract when doing the regulations (there is proposed list of broad categories to be welcoming to businesses to come to Chaplin).

Motion to amend Old Business A on the agenda to Application to Amend Special Permit for 237 Willimantic Road and move other items down, made by P. Fiasconaro, seconded by D. Garceau. All in favor, motion carried.

OLD BUSINESS:

A. Application to Amend Special Permit for 237 Willimantic Road:

J. Patel submitted application to the ZEO to amend special permit to add a 2nd apartment (about 700 sq. ft.) downstairs on the left side of the building near the deck. The remainder of the downstairs would be used for retail (package store will eventually move here from the old Zlotnick's property). There is a separate entrance and available parking.

Motion to accept application to Amend Special Permit for 237 Willimantic Road, made by P. Fiasconaro, seconded by P. Haines and carried unanimously.

B. Discussion of Business District Regulations:

The only outstanding issue is the number of parking spaces to trigger a special permit (the ZEO checked with other towns and suggested 20 parking spaces is reasonable). The Commission decided last month that a building size more than 10,000 sq. ft. would require a special permit. D. Dubitsky presented map of the proposed Business District that goes to the back of each property.

Motion to adopt revisions to the Business District Regulations, made by P. Haines, seconded by D. Garceau. All in favor, motion carried.

C. RC23-190- Chaplin Planning & Zoning Commission- Applicant- Proposed revisions to the Chaplin Zoning Regulations, section 1-5, 8 and 9:

- **Motion to approve RC23-190- Chaplin Planning & Zoning Commission- Applicant- Proposed revisions to the Chaplin Zoning Regulations, section 1-5, 8 and 9, made by P. Haines, seconded by D. Garceau. All in favor, motion carried.**
- **Motion to set Public Hearing for November 1, 2023, made by D. Pearce, seconded by P. Fiasconaro. All in favor, motion carried.**

NEW BUSINESS: None

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER: No Report

ITEMS PRO RE NATA:

D. Dubitsky reported that machinery (mini-ex and bobcats) is being rented out from the Kawasaki building.

ADJOURNMENT:

Motion to adjourn (8:41 PM) by P. Haines, seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott