

The Public Hearing opened at 7:10 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire.

MEMBERS ABSENT: Ken Fortier, Dave Garceau, Eric Beer, Peter Haines, Dan Pearce, Bill Ireland.

ALTERNATES SEATED: None

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Recording Clerk Kathleen Scott.

D. Dubitsky read the Legal Notice that was published twice in the Chronicle. Application materials are available at the Town Hall, on the Town website or by appointment.

SUBJECT OF HEARING:

A. RC-MC23-195- Chaplin Planning & Zoning Commission- applicant- Proposed revisions to the Chaplin Business District Zoning Regulations, section 5.3 and Business District Zoning Map Amendment:

Discussions were held over several meetings to extend the Business District to the back of each property (currently the first 500 ft. of any given property from Route 6).

The hearing was opened for public comment.

Public comment in favor of proposed revisions to the Business District Regulations: None

Public comment in opposition to the proposed revisions to the Business District Regulations: None

Clint Slowik of 108 Willimantic Road asked the following: understands the PZC has decided to permit the Business Zone to extend to the back of the property (multiple properties currently more than 500 ft away from Route 6 cutting the property into 2 different zones), does it take into account any access driveways behind other properties (any property that fronts Route 6 would remain in the Business District and go to the back of their property), are there any light ordinances or consideration to add (Chaplin has no light ordinance – ordinances done by the Selectman), any concerns with abutting wetlands near those properties (not a zoning issue), are certain businesses permitted (certain businesses are permitted, certain are not), do the revisions go to a public vote (on the agenda for the regular meeting after the Public Hearing with the option to consider and vote or take other action), expressed concerns with the types of business moving in that is going in the opposite direction outlined by the POCD (people who chose to invest their money decide what type of business to open). D. Dubitsky suggested addressing concerns to the Economic Development Commission (Commission not approached to make any changes to the regulations).

ZEO J. Gigliotti reported that all statutory requirements met with all Council of Governments notified. The regulation and map changes were driven by the POCD to maximize economic development.

Motion to close Public Hearing (7:35 PM) by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott