

Chaplin Planning and Zoning Commission
***Amended* Regular Meeting Minutes**
Chaplin Town Hall
June 13, 2019

The meeting was called to order at 7:50 pm

Members present: Doug Dubitsky (Chair), Peter Fiasconaro (Vice Chair), Helen Weingart, Randy Godaire, Alan Burdick, Eric Beer

Alternates seated: Kenneth Fortier for Dave Garceau *~~Brandon Cameron~~*

Also present: Jay Gigliotti, Zoning Enforcement Officer (ZEO); Elizabeth Marsden, Recording Clerk, *Brandon Cameron, PZC alternate member*

Approval of minutes of 5.9.19 regular meeting: Motion to approve by H. Weingart, seconded by E. Beer. **Amendment:** Under the Items Pro Re Nata Section, H. Weingart wanted the word “heard” to be stricken and replaced with “was informed of.” K. Fortier abstained, all others in favor as amended, motion carried.

Old Business:

C. SP19-103-29 Pumpkin Hill Road, Adam Bernardin, Applicant/Owner, Assessor’s Map 75-60-5, Proposed Dog Care Facility per section 5.2.B.12. Because the public hearing is still open, this item may not be discussed now.

Motion to table this agenda item by E. Beer, seconded by A. Burdick, all in favor, motion carried.

Discussion and possible action on revisions to the following sections of the Chaplin Zoning Regulations:

- A. Home Occupations: The ZEO said that as of now, home auto repair is not permitted. He discussed DMV regulations for automotive repair and dealerships. The Fire Marshall and Building Official would also be involved with approval of such businesses, and there are inspection and licensing requirements. The ZEO said he does not think a home-based repair facility would meet the DMV requirements. D. Dubitsky said he believes there are a number of home garages that would likely be grandfathered in due to the length of time they’ve existed in town. The ZEO stated that “low volume” home businesses that do not disrupt the neighborhood are not in the same league as a larger-scale operation.

First Selectman Bill Rose mentioned that the DMV regulations exist for auto repair shops due to the impact of chemicals used and the quality of work, which affects consumer

safety. The members discussed the use of chemicals in other home businesses, and also that the intent of amending some of the zoning regulations was to make it possible for people to have certain types of home businesses in town.

The members discussed the issue of the ZEO accepting written complaints exclusively, and the issue of verbal complaints received by the first selectman and then passed from him to the ZEO via email. They also discussed the need for a written policy regarding acceptance of complaints, as well as a policy concerning members of the PZC reporting zoning violations they discover.

The above policy issues will be placed on the agenda for July, as will a discussion of bylaws.

New Business: None

Correspondence: None

Report of the Zoning Officer: The ZEO presented his report, which is available at Town Hall. Items requiring direction or action from the Commission were as follows:

Marcy Road: ZEO will set a deadline and communicate this to property owner.

Chewink Road: The members discussed the situation at length, including possible waiver of fines if a commercial cleaner/junk hauler were retained to finish the cleanup job. D. Dubitsky will visit the property and speak to the owners again.

Items Pro Re Nata: P. Fiasconaro explained how the practice of requiring written complaints was unofficially adopted a number of years ago under a different PZC Chairman. D. Dubitsky suggested that this discussion should be an agenda item rather than under Items Pro Re Nata.

Adjournment: Motion to adjourn by E. Beer, seconded by P. Fiasconaro, all in favor, motion carried.

The Meeting was adjourned at 9:21 p.m.

Respectfully submitted,

Elizabeth Marsden
Recording Clerk