

**Town of Chaplin**  
**Planning and Zoning Commission**  
**Regular Meeting Minutes \*AMENDED\***  
**March 8, 2018**  
**Chaplin Town Hall**

The meeting was called to order at 7:12 p.m.

Members present: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Alan Burdick, Dave Garceau, Helen Weingart

Members absent: Eric Beer, Randy Godaire, Brandon Cameron (alternate), Ken Fortier (alternate), Bill Ireland (alternate)

Also present: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Recording Clerk Elizabeth Marsden

**APPROVAL OF MINUTES OF FEBRUARY 8, 2018 REGULAR MEETING:** D. Garceau moved to approve the minutes, A. Burdick seconded the *motion*. Discussion: H. Weingart said that on page 3 where revisions were discussed to make Chaplin more “farm-friendly,” there is no mention of which sections are being referenced within the motions. Chairman Dubitsky said that since farm-related issues were discussed within so many sections, it would be difficult to address this while doing motions. He said possibly they would have to do many motions for each and every section discussed. He said that, in draft revisions, these changes would be available to read. ~~\*H. Weingart said she is unprepared for the meeting.\*~~

Chairman Dubitsky said he will provide copies of the revisions when he drafts them and prior to the public hearing and prior to adoption. He said he was unable to assemble them prior to this meeting. H. Weingart says they should be in the minutes. Chairman Dubitsky said the minutes are very comprehensive, more so than other commissions. H. Weingart wants the motions to indicate the section numbers of each revision discussed.

Chairman Dubitsky, Alan Burdick, and Dave Garceau were in favor of approving minutes, P. Fiasconaro and H. Weingart abstained, *motion* carried.

**OLD BUSINESS:**

a. RC17-087 – Chaplin Planning and Zoning Commission proposed revisions to \*x5\* sections of the zoning regulations. Approve and set date for a public hearing.

1. Section 3.2 – Building Lots of Record. Discussion: A. Burdick clarified language. H. Weingart moved to approve revisions to Section 3.2, Building Lots of Record, D. Garceau seconded the *motion*, all in favor, *motion* carried.

2. Section 5.1.D.8a – Bituminous Pavement . Discussion: H. Weingart clarified language about town road vs. state roads. D. Garceau moved to approve revisions to Section 5.1.D.8a, Bituminous Pavement , P. Fiasconaro seconded the *motion*, all in favor, *motion* carried.

3. Section 5.1.E – Underground Storage Tanks. P. Fiasconaro moved to approve revisions to Section 5.1.E – Underground Storage Tanks, A. Burdick seconded the *motion*, all in favor, *motion* carried.

4. Section 6.2 – Revised Dimensional Requirements Chart. Discussion: The members discussed slight changes to setbacks depending on use districts and struck the Multifamily Residential District section. Changes are so minor that a public hearing is not necessary. H. Weingart moved to approve revisions to Section 6.2 as amended– Revised Dimensional Requirements Chart, D. Garceau seconded the *motion*, all in favor, *motion* carried.

5. Section 8.13 – Site Lighting. Discussion: ZEO explained the additions and deletions in this section. A. Burdick moved to approve Section 8.13 – Site Lighting, H. Weingart seconded the *motion*, all in favor, *motion* carried.

ZEO proposed to set an effective date of May 1, 2018. P. Fiasconaro moved to set the effective date of May 1, 2018 for revisions of sections 3.2, 5.1.D.8a, 5.1.E, 6.2, 8.13, H. Weingart seconded the *motion*, all in favor, *motion* carried.

b. Discussion and Possible Action on Revisions to the following sections of the Chaplin Zoning and Subdivision Regulations:

-- Discussion of revisions to zoning regulations to make more “farm-friendly” in accordance with 2010 Plan of Conservation and Development

The members discussed revisions to the following:

Page 14, Section 5.2 \*A (7),\* eliminate parking provisions for roadside farm stands.

Page 18, Section B (1) b, definition, strike “small” before “animal hospital.”

Page 22: Section 5.6 B (14), \* is added. ~~change to make it clear that farming is allowed in the specified zones.\*~~ Section 5.7 Performance Standard, minor change in language.

Page 23, Section 5.7 \*B H,\* no conflict with state statutes.

Page 32, Section 6.1 B, language added to address farm building heights.

Page 33, Section 7.1 A, 1, 4, 5 and 6, discussion of farm stands and distance from edge of road, language regarding other farm building setbacks, fences, walls.

Page 36, Section 8.3, minimum parking space regulations: delete parking space requirements for farm stands, minor change to parking for home occupations.

Page 38, Section 8.3 C (3), minor language changes for parking and storing farm vehicles and equipment.

Page 39, Section 8.4 A (9, 10, 11), added sections 9, 10, 11 concerning agricultural signage.

Page 41 and 42 43, 44, Section 8.6, procedures and permits for excavation and discussion of earth excavation for farm and non-farm use.

Page 45, 8.7 C (2), site plan review requirements.

Page 59 \*8.12 B (1,2) and ~~C flood plain regulations and 60, 8.12 B (1,2) and C flood plain regulations.~~

**\*Page 60 8.12 C Flood plain regulations.\***

**H. Weingart moved to approve the revisions discussed in Section 5.2 \*a (7)\*, Section B (1) b, Section 5.6 B (14), Section 5.7, Section 5.7 \*B,\* Section 6.1 B, Section 7.1 A, 1, 4, 5 and 6, Section 8.3, Section 8.3 C (3), Section 8.4 A (9, 10, 11), Section 8.6, Section 8.7 C (2), Section 8.12 B (1,2) and C, A. Burdick seconded the *motion*, all in favor, *motion* carried.**

**NEW BUSINESS: ZEO discussed a recent logging operation where \$200 of \$260 of application fees were refunded and applicant is now requesting a refund of the \$60 state fee. D. Garceau moved to refund the \$60 fee, P. Fiasconaro seconded the *motion*, all in favor, *motion* carried.**

**REPORT OF THE ZONING OFFICER: ZEO discussed several enforcement and correspondence items he is currently working on, the reevaluation project currently taking place, and a FEMA study of the Shetucket River Watershed.**

**ITEMS PRO RE NATA: None**

**ADJOURNMENT: A. Burdick moved to adjourn the meeting, H. Weingart seconded the *motion*, all in favor, *motion* carried. The meeting was adjourned at 9:42 p.m.**

**Respectfully submitted,**

**Elizabeth Marsden, Recording Clerk**