

Town of Chaplin
Planning and Zoning Commission
Regular Meeting Minutes
May 10, 2018
Chaplin Town Hall

The meeting was called to order at 7:05 p.m.

Members present: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Randy Godaire, Helen Weingart, Ken Fortier (alternate)

Members absent: Eric Beer, Alan Burdick, Dave Garceau, Brandon Cameron (alternate), Bill Ireland (alternate)

Alternates Seated: Ken Fortier for Dave Garceau

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

APPROVAL OF MINUTES OF APRIL 12, 2018 REGULAR MEETING: H. Weingart moved to approve the minutes, R. Godaire seconded. P. Fiasconaro and R. Godaire abstained. All others in favor, *motion* carried.

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

■ Discussion of revisions to zoning regulations regarding Multi-Family Zoning

The ZEO distributed a list from the assessor's office of all known residential 2-family and 4-family housing units in Chaplin. Chairman Dubitsky suggested the goal was to identify multi-family housing (apartment complexes or condos) vs. 2-family houses. The members discussed this and the fact that Chaplin is in compliance with not having a multifamily zone because the law discussed at last month's PZC meeting did not pass in the state legislature.

■ Discussion of revisions to zoning regulations regarding accessory apartments in the Business Zoning District

The ZEO confirmed that business district regulations currently don't mention accessory apartments in the business district. Chairman Dubitsky proposed that the PZC model a new regulation after the regulation it recently approved for single family accessory apartments in residential primary dwellings. The members discussed language for this new regulation.

NEW BUSINESS: The ZEO received a notification of a timber harvest on Scotland Road; the first one in which a zoning permit is not required (the harvest is as of right, per state law).

REPORT OF THE ZONING OFFICER: The ZEO presented current enforcement actions and correspondence, and the members discussed them. The report is available for inspection at town hall.

153 Chewink Road: Chairman Dubitsky invited a *motion* to rescind the earlier extension of 9/30/18 (which gave the owners additional time to clean up the scrap, junked vehicles, and car parts on their property) unless the owners can meet benchmarks for removing the junk. The *motion* stated that, commencing June 1, 2018, the property owners must remove at least five 40-yard dumpsters and at least five unregistered motor vehicles each month and provide proof of this, otherwise the PZC will void the extension and commence fines beginning July 1, 2018. R. Godaire so moved, K. Fortier seconded. The members discussed the earlier deadlines given and the fact that the owners had broken their agreement by having brought in additional materials. The vote was taken, P. Fiasconaro opposed, all others in favor, *motion* carried.

3 and 11 Lynch Road: The ZEO discussed the recent hydraulic oil/ diesel fuel spill on property behind the post office. The members discussed the properties in question and the previous PZC enforcement at the location. Previously, the owner was permitted a reasonable amount of time to remove topsoil from the site, but failed to do so and also began stone processing at the site.

H. Weingart moved to issue a citation to B. Mott and the other owners to reach compliance with the site plan and to cease the stone processing plant at 3 and 11 Lynch Road within 2 months. K. Fortier seconded, all in favor, *motion* carried.

ITEMS PRO RE NATA: None

ADJOURNMENT: R. Godaire moved to adjourn the meeting, P. Fiasconaro seconded, all in favor, *motion* carried. The meeting was adjourned at 9:27 p.m.

Respectfully submitted,

Elizabeth Marsden, Recording Clerk