

Chaplin Historic District Commission

Minutes

Special Meeting & Public Hearing

Thursday June 26, 2025

6/30/25, 11:01 AM
RECEIVED
CHAPLIN
TOWN CLERK *Shari Smith*

The unapproved Historic District Commission meeting minutes are forwarded to the Chaplin Town Clerk in a draft format. These minutes are unofficial until they have been read and approved by a majority vote of the Commission. Should edits be necessary, they will be made at the next regularly scheduled meeting, voted upon and noted in the meeting minutes.

I. Hearing 127 Chaplin St. Fence Chairman W. Church opened the hearing at 6:48 P.M. Present were regular members D. Cox, P. Peifer, L. Ricklin, W. Rose and alternate members D. Field and M. Connor. Also present were First Selectman J. Roman, Jordan Lumpkins - Shared Town Administrator and the following members of the public: P. Church, A. Chuk, R. MacDonald, R. Hoagland, J. Randall, S. Zimmerman, A. Olson, L. Kegler, H. Weingart, R. Weingart, A. Swart, D. Sanchez, S. Rables, E. Shali-Ogli, Jeremiah from the fencing company, L. Rose, C. Bray, S. Ireland, W. Ireland, S. Alvarez, V. Garrison, K. LeShay, S. Horning, A. Northrup and J. Rose. Mr. Church read the legal notice published in the Willimantic Chronicle on June 21, 2025. Esther Shali-Ogli, owner of 127 Chaplin St said she had the wooden picket fence installed to protect her dogs from running into the street. It is a 3 foot high sectioned wooden fence with metal posts that are moveable. She said she researched the zoning regulations on line to see if she needed a permit and spoke to ZEO J. Gigliotti to find out the proper set back but a large tree was centered on the property line so it is slightly closer to the street. There are three gates along the fence that match each exterior door. Mr. Rose asked the members if it mattered if the fence was permanently installed or moveable. Mr. Peifer said the regulations require a CoA for erecting a fence over 18" in height and mentions stone fences. Mrs. Ricklin asked when she was informed of the HDC regulations and Ms. Shali-Ogli replied during the installation. Citizen J. Philbrick said the fence style of pickets and sections detracts from a beautiful house and she has a 1920s photo of her house in the District showing a period picket fence and added the widespread removal of shutters in the District has had a much more negative impact. Chairman W. Church showed a photo of his home from the 1880's with a picket fence with longer rails, wood posts and period details. D. Cox asked the members if the design matches the period it intends to mimic. Ms. S. Zimmerman asked if the fence would be removed when the dogs are trained to stay out of the street or if an in ground electric fence was installed. Ms. Shali-Ogli dismissed that idea. Citizen H. Weingart was surprised at the boldness of the fence. A. Olsen said the HDC approved a fence at the other end of the street and asked if that can serve as an example of appropriateness. Mrs. Northrup said her house had a picket fence with metal posts dating from the early 1900s and had to get a CoA before installing a replacement. Mrs. Ricklin had worked with the Town Clerk many years ago to have the HDC notified when a property in the District changed hands. Mr. Olsen said that was true, with deeds transferred in the 70s, 80s and 90s there was a process that flagged properties in the District to inform anyone doing a title research but that no longer exists so the message to real estate, title searchers and lawyers is not getting through. Mrs. Shali-Ogli said she didn't think this would be a big issue and the whole thing is ridiculous, she is not replacing the fence. Mr. Church closed the hearing at 7:20 P.M. and recessed for five minutes.

II. Hearing on Library/Senior Center Parking Lot and Sidewalk. Mr. Church opened the hearing at 7:27 P.M. He read the legal notice published in the Willimantic Chronicle on June 21, 2025. The same members of the HDC and public were present. First Selectman J. Roman made a presentation of the project with Jordan Lumpkins, Shared Town Administrator. Mr. Roman said there has been two years of development on the

project which Mr. Lumpkins noted it was in the 2021 Plan of Development. This is the fourth version of the plan since May 2023 with revisions after input from the HDC, PZC, Library and Senior Center Directors, and citizens. He said the State Historic Preservation Office (SHPO) and the State Natural Diversity Database (SNDD) have approved the plan. The project includes reconfiguration of the intersection of Rte. 198 at the northeast end of Chaplin St., a sidewalk between the Library/Senior Center and Town Hall and the expansion of the parking lot at the Senior Center. Mr. Roman said the revised parking plan has 83 spaces, a lighted island in the center adding that the grant does not include landscaping which would be determined later by the Library and Senior Center Directors. The plan now shows one entrance/exit which was widened to 24 feet. The post lights are all shielded down lights to avoid light pollution. The intersection realignment will slow traffic turning onto Chaplin St. The sidewalk and crosswalk to allow access to Town Hall conforms to ADA standards the State requires with Phase Two of the plan connecting to Garrison Park. The plan will remove trees at the street and selectively near the building to accommodate increased parking, leaving a green strip for future buffering and includes planting area at the Library entrance. The project plan must be submitted to the State by July 16, 2025 or lose funding.

Mr. Rose liked the down lighting and Mr. Roman said this will eliminate the present street lighting so there is no light pollution into nearby homes. Mr. Peifer commented that the number of spaces has increased from 70 to 83 with this revision. Mrs. Field commented on the trees that will be removed. Mr. Connor said the HDC's mission is to preserve and protect the character of the rural community and this plan is worse than the previous design as it is now 35 feet wide between parking spaces at the cemetery end which intrudes on the buffering at the street and it has two dangerous spaces at the northeast corner which should be eliminated. Mr. Lumpkins said that SHPO determined that the site is a "noncontributing feature of the District" and that the plan was designed by a licensed engineer.

Mr. Church read correspondence he received on the project: Irene Schein supports the project as it provide needed services and safe access. Nell Devane expressed concern that it is inconsistent with character of the historic village, has too many parking spaces and not enough space for landscape buffering. Grove Baker supports the sidewalk project in an email received at Town Hall. A petition from Support for Chaplin Connectivity and Accessibility Project signed by fifty-eight members was submitted.

Comments and questions from the public. Mr. Olsen objected to the "noncontributing building" designation; said the HDC has the ability to make changes to the plan to reduce the impact on the rural character and some real discussion by the Commission should happen. He added the Cemetery is older than the Town and includes a wall built in the 1790s that is visually and physically threatened by the closeness of the revised parking lot. Mr. Rose said he had the wall cleaned up and rebuilt years ago because of natural deterioration. Ms. Zimmerman read her letter in which she explained she reviewed the 1974 Chaplin Historic District Ordinance and the State enabling legislation for Historic Districts to clarify the HDC's ability to dictate changes in plans involving structures in the District that are not historic such as parking lots and found that the HDC does have the authority to stipulate changes to such structures to make them more appropriate, less incongruous and have less impact on existing historic settings in the District. She is supportive of the overall project but wants the HDC to add stipulations and conditions for CoA approval such as modifying the parking lot to not infringe on the cemetery. Mr. Allen asked if someone from SHPO actually looked at the site. Mr. Roman said they had all the information. Mr. Lumpkins said the plan engineer came up with a range of the number of spaces if you want to reduce them. Mr. Randall and Mrs. Peifer both thought the one access point would be a problem in an emergency. Fire Marshal C. Bray said they have no jurisdiction over parking lots but the single driveway does not pose a problem in traffic control or equipment staging in an emergency adding the plan allows flexibility between Town Hall and the Senior Center/Library building. There was discussion

about the lights and Mrs. Ireland was very adamant that they are necessary for the safety of people at night meetings and she said there is a need for more handicap parking. Mrs. Chuk said the very wide driveway plan is incompatible with curving roads of the rural setting and would like two parking spaces removed by the cemetery. Jeanine Rose said all the new spaces are necessary, the parking lot easily fills up at the various functions held there. Senior Center Director Lisa Kegler said parking is an increasing problem and with increased use of both facilities there will be more need in the future. Mr. Roman added that the lot could not be expanded at the northeast end because of a buried propane tank. The hearing was closed at 9:02 P.M.

III. Special Business Meeting

Mr. Church called the special meeting to order at 9:09 P.M.

A. Roll Call W. Church, D. Cox, P. Peifer, W. Rose and L. Ricklin were seated.

B. Approval of May 6, 2025 Minutes Mr. Rose moved to approve the 5/6/2025 minutes, Mrs. Ricklin seconded, motion passed unanimously

C. Audience for Citizens none

IV. New Business

A. CoA for Fence at 127 Chaplin St. Mr. Peifer moved to approve a CoA for the fence at 127 Chaplin St. as previously installed. Mr. Rose seconded. Mr. Peifer remarked he was at least glad it is a wood fence not vinyl. Mrs. Ricklin is unhappy that a property owner was unaware there were Historic District regulations and will work to resolve future issues. Mr. Peifer asked Mr. Roman if the Town had any issues with the fence as it is slightly in the right-of-way, Mr. Roman does not object to it. Mrs. Cox thought it disingenuous of the homeowner to not know of special regulations in the District. Mr. Connor strongly objected to the fence because of its design and the HDC may be setting a precedent by approval. He said by owning an historic house, you are a steward. Mr. Rose said the Town had to install historically correct windows in the old post office and understands the slippery slope. Mrs. Ricklin said there are modern touches in the District like solar panels and decks that are discreet and this is a complicated issue for her because the fence is nonpermanent. Mrs. Field wondered if the homeowner would be switching to electric fencing and back to this fence over time. Mr. Rose said there are temporary fences to protect things like shrubbery in the District. Mr. Church said he told the installation crew to stop when he saw the fence being installed and explained to the Ms. Shali-Ogli the approval process. He had to ask the ZEO to talk to her before she would submit an application. No further discussion. Motion carried: Mr. Rose, Mr. Peifer and Mr. Church: Aye Mrs. Ricklin and Mrs. Cox: No

V. Old Business

CoA Sidewalk/Parking Lot Project Mr. Rose motioned to approve the Sidewalk/Parking Lot project as presented. Mr. Peifer seconded. Mr. Rose said they can't ignore the need but understands the concern for landscaping and impact; there is a need for snow plowable parking. Mr. Peifer said it is ugly no matter what we do, it would have to be reduced significantly. Mr. Church was disappointed that the discussion to visually break up lot visually resulted in a plan of a small strip with lights. Mr. Connor is in favor of the project and slowing traffic but it can't be just a sheet of pavement. Putting trees in the parking lot island area by eliminating 6 or 8 spaces would aid the aesthetics and solve the issue with the cemetery. Mr. Rose asked what the criteria for plan changes are. Mr. Roman said as long as they work within the original footprint, it's okay and he understands the need for greenery. Mr. Connor would remove two spaces at the cemetery end, two in the northwest corner of the lot and maybe 2 or 3 spaces at the center strip for planting trees. Mrs. Ricklin said

talking about aesthetics cannot outweigh the need for a larger lot and accessibility with the increased use of the facility. Mr. Lumpkin said they must submit the final plan and worried the engineer would not be able to make changes in time for the deadline, even though cad changes are relatively quick, the engineer works on several projects at a time and may not be available. Mrs. Field asked if the footprint has to stay the same to submit in time, would the Town be able to make changes in the future after the project is done such as cutting pavement to install trees. Mr. Roman said that was possible. Mr. Rose said the Arboretum Committee could include a request for changes to the parking lot with the pollinator garden plan at Town Hall. No further discussion. Motion to approve CoA passed unanimously.

VI. Correspondence None

VII. Adjournment Mr. Church adjourned the meeting at 10:05 P.M.

Respectfully submitted, Susan Peifer- Recording clerk- HDC

Attachments:

Sally Zimmerman letter

Nell Devane letter

Irene Schein letter

Support for Chaplin Connectivity & Accessibility Project petition

*73 Chaplin Street
Chaplin, Connecticut*

June 24, 2025

Via email: wchurchhp@earthlink.net
assistant@chaplinet.org

Mr. Warren Church, Chairman
Chaplin Historic District Commission
Chaplin Town Hall
495 Phoenixville Road
Chaplin, CT 06235

Re: Chaplin Senior Center & Library

Dear Mr. Chairman and Members of the Historic District Commission,

I am unfortunately unable to attend the hearing on June 26 regarding the parking lot proposed for the Senior Center and Library. But I have reviewed the new proposed plan dated June 16. I wanted to express my concern that by creating a number of spaces well over what I believe is required by zoning for a building of this size, the proposed plan does so at the expense of green space, and of appropriate room for landscaping and buffering between the road and the blacktop, which extends virtually the entire width of the lot. This approach strikes me as inconsistent with the character of the historic village being, regrettably, more suitable to a strip mall. I do not think the village will be well served, or its character maintained, by the adoption of the proposed plan.

But I do believe that the number of spaces required by zoning regulations could be achieved (increasing the existing number by 50%) while leaving room for much more landscaping, including at the front of the lot, along the road. Most importantly, this would be far more consistent with the nature of the historic village

and all of the other lots along Chaplin Street. Secondly, it would provide a number of other benefits, including greenery (for example, a possible pollinator or similar garden) that could be enjoyed by the users of the Senior Center and Library; shade, through the inclusion of trees; cooling, through both the action of the greenery and the trees, and numerous other benefits.

I would strongly urge that a plan be adopted that does not exceed the required parking at the expense of both the character of the Historic District and the enjoyment of the exterior of the facility by its users. Attached is one amateur conception of how this might be achieved, together with an image of the library in the town where my sister lives, which incorporated native and pollinator plantings into their parking design and elsewhere around the building. And some examples of pollinator gardens. I would be very happy to volunteer, under the direction of one of our many talented local garden experts, to help plan and plant the green areas, if such a plan were to be adopted.

Thank you for your consideration. I'm sorry not to be there in person.

All My Best,

A handwritten signature in cursive script that reads "Nell DeVane". The ink is dark and the signature is written in a fluid, connected style.

Eleanor S DeVane

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SURPORT FOR CHAPLIN CONNECTIVITY
& ACCESSIBLIITY PROJECT
(PHASE 1) FINAL DESIGN PLANS

The following members of the Chaplin Senior Center are in favor of the parking lot expansion. The expansion would be a safety feature, connectivity to the town and extra parking spots, in the event of the town wide events.

Shirley Rakor	Pat Young
Robin Haagland	Paul Peppel
Roderick Nichols	Wally Vich
Linda Gindke	El Casoni
Lindem Weiss	Edith Gaud
Robert G. Simola	Carol Villa
Joyce St. Lawrence	Jean Casoni
Jeanne Ambrose	Arnie Gardner
Dan Hall	Jilly Ireland
Marilyn Burdick	Pete 197
Kathy Smyke	Amfanti
Jane Hughes	Paul Ponder
Jill Whitmore	Beulah Krayewski
Lu L. M.	Wally Johnson

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Andrea L. Kage
Pat Caho

Chris Pope
Ann M. Sevgny
Ellen Hillon
Irene Gehen
Jean Kage

Michael (Lynn)
Neal Wattle
D. O. J.

Thomas A. Barthollette

Walt Rogers
Ruth Swift
Kathy H. Kern
Ed. H. H. H.
Wm. G. H.

Jack Allen
Mary Mulvan

Michael J.
William Delond
Tom Wattle

50

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The following members of the Chaplin Senior Center are in favor of the parking lot expansion. The expansion would be a safety feature, connectivity to the town and extra parking spots, in the event of the town wide events.

Art St. Lawrence

Paul Siege

Virginia Siege

Regina Crockett

Al H

Ruth Lunt

Sharon Mymiec

Sheila Clark

From: Irene Schein ljwrench@snet.net
Subject: sidewalk and parking improvements
Date: June 25, 2025 at 2:45 PM
To: Warren Church warrenchurch26@gmail.com, firstselectmen@chaplinct.org, Senior Center Director seniorcenter@chaplinct.org, Sandra Horning librarydirector@chaplinct.org

I am writing to show my support for the Board of Selectmen's proposed sidewalk and parking expansion at our Town center, which includes the Town Hall, Library, Senior Center and Garrison Park.

It will provide the services needed for the ever increasing vitality of our center and provide safe access to the building for pedestrians, and increased parking spaces while being mindful of maintaining the character of the Historic District. Also, pedestrian "traffic" calms all traffic, so hopefully there will be less speeding in the area.

We are fortunate to have funds available for this project at this time and we should move forward on making it happen.

Irene J. Schein
Miller Road

To: Warren Church, Chair, Chaplin Historic District Commission

From: Sally Zimmerman, 46 Chaplin Street, Chaplin, CT 06235

Re: Hearing – Town of Chaplin Parking Lot and Sidewalk

Date: June 26, 2025

Thank you for the opportunity to comment on the proposed Parking Lot and Sidewalk at the Senior Center/Library site. The DOT-funded Connectivity and Accessibility grant, of which the parking lot and sidewalk are a component, is a large and complex project with long-term impacts for the Town Hall, Senior Center and Library complexes. Projects like these, in times when funds are limited, are important to Chaplin's future growth and deserve all of our support.

In previous informal meetings on this current formal application, questions came up about how Connecticut's and Chaplin's preservation statutes should be applied. To better inform myself, I read through both Chaplin's 1974 Historic District Ordinance¹ and the state's enabling legislation governing historic districts.² I found them very helpful in clarifying how I, as a member of the public, might constructively comment on this project.

1. This project doesn't involve a historic house, and includes some property outside the boundaries of the Historic District. At first, I wondered what the Commission's role should be.

At public buildings not otherwise under their control, I found that the state statute³ says Commissions "may render advice" on such things as sidewalk construction and street improvements, where those activities affect a historic district. Thus, while the Commission may not have authority to approve a Certificate of Appropriateness for those aspects of this project lying outside the district boundaries, they may, if they choose, add advisory comments on how that activity impacts the district.

2. I next looked at how the Chaplin ordinance or the state statute managed questions related to changes in landscaped areas of a historic district. Both say that, not just buildings, but also "*structures*"⁴ open to view from a public way, must be reviewed and a certificate issued before they can be "altered" or "erected."

State statute defines a "structure"⁵ as "any combination of materials, other than a building, which is *affixed to the land*." This can include, but isn't limited to, signs, fences and walls. Parking lots, light poles, fencing, and signage are structures, and can be reviewed.

¹ Town of Chaplin Ordinances, Supplement No. 7 (March 1, 1976)

² Section 7-147a-k of the CT General Statutes

³ Section 7-147c(j)(7)

⁴ Italics are added in text

⁵ Sec. 7-147a.(a)

The statute further defines “altered” or “erected”⁶ not just as newly constructed or built, but also as changed, modified, rebuilt, reconstructed, installed or enlarged. Again, yes, changing, installing or enlarging a structure like a sidewalk or a parking lot falls within the purview of a historic district commission.

Helpfully, the statute even contains specific guidance on “Parking areas.”⁷ That section states that even in cases where the underlying zoning requires parking, it still needs to be reviewed by the Commission if it’s in a district.

3. In looking at whether to issue a Certificate of Appropriateness for alteration of a structure, as the Commission is called upon to consider tonight, the state statute provides both a general definition of the term “appropriate”⁸ and a further definition specifically for parking⁹.

The general definition says appropriate means “not incongruous” with those aspects of the district that the commission “determines to be historically or architecturally significant.” In the later definition of appropriateness for parking, it states the Commission should “take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such areas to adjacent buildings and other similar factors.”

As to what aspects of the district the commission has determined to be historically or architecturally significant, the very first section of Chaplin’s ordinance, spelled out under the title “Intent,” states the ordinance is “to protect and preserve the principal part of Chaplin Village . . . because of the unique character of its buildings *and their settings*.”¹⁰

Historically, the setting of the Senior Center/Library parking lot is a grassy open space along a narrow, curving country road, once a pasture or field and later a playground, which for the last 70 years or more has been town property, available for public events of many kinds, a section of which is paved and dedicated to parking.

4. That brought me to the present issue: how to repurpose this space for the better use of Chaplin and its residents and visitors? Is it ‘appropriate’ or ‘not incongruous’ to increase the area of this 70-year-old public amenity that is given over to parking cars?

I think it *can be* appropriate, and a public benefit, in two specific ways: 1) it is certainly appropriate to increase handicap spaces and access, and 2) it is certainly justified, and also appropriate to increase parking to facilitate increased use of the Senior Center and Library complex. But when does the additional parking begin to be “incongruous” to its location and historic setting? That is the judgment call the Commission is tasked with making tonight.

⁶ Sec. 7-147a.(a)

⁷ Sec. 7-147d.(d)

⁸ Sec. 7-147a.(a)

⁹ Sec. 7-147f.(a)

¹⁰ Town of Chaplin Ordinances, Supplement No. 7, Sec. 1

It's my opinion that the scale and amount of the proposed increase as it has been presented is both *inappropriate* and *incongruous* to the larger historical character and open landscaped setting of the north end of Chaplin village and I respectfully ask the Commission to weigh that balance thoughtfully.

5. So, is it possible for the important and valuable benefits of this major project to be realized on behalf of all of Chaplin's residents and visitors, without compromising the important and valuable character of the historic district? I believe it is.

Fortunately, the state statute offers an option that makes that possible. It allows the Commission to "vary or modify strict application"¹¹ of the appropriateness standard in cases of "undue hardship." In granting such variances, the Commission must place in its records the reasons for its determination, and the variances "shall remain in harmony with the general purpose and intent" of the district "so that the general character of the district shall be conserved and substantial justice done."¹²

The wording in these cases is critical: that the variance *shall* remain "in harmony" with the intent of the district, that the general character of the district *shall* be "conserved" and that "substantial justice" be done.

To achieve this, the Commission is allowed to "impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes"¹³ of the district.

6. In light of the public benefits this project as a whole will provide for the Town of Chaplin, but recognizing that the size of the proposed parking lot will substantially alter the character of this property, I believe a reasonable compromise can be gained by approving a Certificate of Appropriateness with the addition of reasonable stipulations or conditions that will, as the statute provides, "better fulfill the purposes" of the district "to preserve and protect" this section of Chaplin Village and the "unique character" of the open landscaped setting of this end of Chaplin Street.

I believe that "substantial justice" would be done, for example,

1) by approving the parking lot expansion at the Senior Center/east end of the lot exactly as it has been presented; this will enhance handicap access and better accommodate seniors at the senior center entrance, and

2) by including stipulations and conditions to modestly reduce the proposed parking at the west end of the lot by whatever reasonable amount the Commission finds appropriate, as long as no handicap spaces are lost at the Chaplin Library entrance.

¹¹ Sec. 7-147g.

¹² Sec. 7-147g.

¹³ Sec. 7-147g.

This reduction could be agreed on and accomplished tonight, with no further delays. Correcting the digital engineering plans should be easily accomplished so as to be able to submit a complete, approved set of plans to DOT in short order. Approving a Certificate of Appropriateness with such a reduction would bring substantial justice to the public and better align the project with the intent of the district.

And it would fulfill a further purpose by protecting, preserving and enhancing the setting of the adjacent historic Chaplin Center Cemetery. The Cemetery is the town's oldest public space, and a site of pre-eminent significance as the resting place of the town's founders and honored war veterans, as well as generations of its ordinary citizens. It's also notable for its important stone carvings. The Cemetery is the most important historic structure at this end of Chaplin Street. It deserves, and would benefit greatly, from additional protection on this side of the project.

The 1978 National Register nomination calls out as a "happy circumstance"¹⁴ the rerouting of the highway in the 1920s that enabled the entire early 19th century streetscape of Chaplin center to survive intact. To me it's a real, living Sturbridge Village, not re-created, but *as* it was *actually* created by Chaplins, Utleys, Eatons, Clarks, Churches, Knights and many others.

I respectfully urge the Commission to vote tonight to approve a Certificate of Appropriateness for the Connectivity and Accessibility project with such additional stipulations and conditions as state statute allows and the Commission finds appropriate. Such a vote validates the public's desire for increased access and ease to a vibrant town property while at the same time affirming the purpose of the district to protect and preserve this part of Chaplin Village and its setting, as the 1974 ordinance intends.

Thank you for listening.

Cc:

Juan Roman, First Selectman
Jordan Lumpkins, Shared Town Administrator
Shari Snow, Town Clerk
Diane Cox, Vice Chair
Paul Piefer, Member
Leslie Ricklin, Member
Bill Rose, Member
Michael Connor, Alternate
Deb Field, Alternate

¹⁴ https://npgallery.nps.gov/NRHP/GetAsset/NRHP/78002856_text

TOWN OF CHAPLIN HISTORIC DISTRICT COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

The fee for the publication of a legal notice is \$75 payable to "Town of Chaplin" with application. Please deliver three copies of this application to the Chaplin HDC Chairman through the Town Clerk at Town Hall.

Name of applicant(s): Town Of Chaplin

Applicant's address, phone number and email: 495- Phoenixville Rd Chaplin CT 06235

Contractor's name, address, phone # (if applicable): TBD

Architect's name, address, phone # (if applicable): NECCG

Location of property if different from applicant's address: 132 Chaplin Street Chaplin Ct

Written description of work to be done including materials to be used. Use additional pages if necessary: Chaplin Community Connectivity and Accessibility Project

Senior Center and Library Parking Lot Expansion and sidewalk project

Drawing plans, and/or photographs describing the proposed work. Please ATTACH to the application.

Name & address of nearest neighbors to the property concerned: _____

Approximate dates of start: TBD and finish: TBD of work.

For HDC use

Date of Receipt _____ Date of Payment for Notice _____

Date of Legal Notice _____ Date of Public Hearing _____

Action taken by HDC _____ Date _____

Signature of HDC Official: _____

RECEIVED 6/17/25, 5:57 pm
CHAPLIN
TOWN CLERK: Shari Smith

TOWN OF CHAPLIN HISTORIC DISTRICT COMMISSION
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Written description of work to be done including materials to be used. Use additional pages if necessary: Chaplin Community Connectivity and Accessibility Project

Senior Center and Library Parking Lot Expansion and sidewalk project

Drawing plans, and/or photographs describing the proposed work. Please ATTACH to the application.

Name & address of nearest neighbors to the property concerned: _____

Approximate dates of start: TBD and finish: TBD of work.

For HDC use

Date of Receipt 6/17/25 Date of Payment for Notice N/A

Date of Legal Notice 6/21/25 Date of Public Hearing 6/26/25

Action taken by HDC Approved Date 6/26/25

Signature of HDC Official: Warren B. Stolz, Chairman

RECEIVED
CHAPLIN
TOWN CLERK: 6/30/25, 4:00 PM
Sharon Smith

TOWN OF CHAPLIN HISTORIC DISTRICT COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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Name of applicant(s): Esfahan Shali - Ogli

Applicant's address, phone number and email: 127 Chaplin St, 718496 6176
shalioglia@gmail.com

Contractor's name, address, phone # (if applicable): _____

Architect's name, address, phone # (if applicable): _____

Location of property if different from applicant's address: _____

Written description of work to be done including materials to be used. Use additional pages if necessary:

This purpose of this 3' fence is to protect my dogs from the many speed demons on Chaplin St. The fence is in concert with the period

Drawing plans, and/or photographs describing the proposed work. Please ATTACH to the application.

Name & address of nearest neighbors to the property concerned: Liberty and

Senior Center

Approximate dates of start: _____ and finish: _____ of work.

Check # 1136, \$75.00

For HDC use

Date of Receipt 6/17/25 Date of Payment for Notice 6/17/25

Date of Legal Notice 6/21/25 Date of Public Hearing 6/26/25

Action taken by HDC Approved Date 6/26/25

Signature of HDC Official: Warren W. Church, Chairman

RECEIVED 6/30/25 1:00 PM
CHAPLIN
TOWN CLERK: Shaw/Smith