

**CHAPLIN PLANNING AND ZONING COMMISSION**  
**CHAPLIN, CONNECTICUT**  
**PUBLIC HEARING--#SUB17-073**  
**7PM, May 11, 2017 Chaplin Town Hall**  
**495 Phoenixville Road, Chaplin, CT**

Vice-Chairman Peter Fiasconaro opened the public hearing for **#SUB17-073** at 7:03pm.

**#SUB17-073-** Proposed 2-Lot Resubdivision- Debra & Alan Newton- Assessor's Map 55-61-  
Property is 10.5 Acres and is located within the RAR Zoning District

Regular members present were Vice-Chairman Peter Fiasconaro, Helen Weingart, Alan Burdick, and Randy Godaire. Alternate members present were Ken Fortier and Bill Ireland. Also present was Zoning Enforcement Officer Jay Gigliotti.

Regular Members Absent were Chairman Doug Dubitsky, Eric Beer and Dave Garceau. Alternate member absent was Brandon Cameron.

**SEAT ALTERNATES:** Vice-Chairman Peter Fiasconaro seated Ken Fortier for Doug Dubitsky and Bill Ireland was seated for Eric Beer.

**PUBLIC HEARING:**

Vice-Chairman Peter Fiasconaro read the legal notice for the public hearing and stated the notice was published in the Chronicle twice, April 29, 2017 and May 6, 2017. He also stated the public hearing record item list has been available for public viewing at the Town Hall since the first legal notice was published. The Legal Notice is as follows:

**Legal Notice**

CHAPLIN PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

THURSDAY, May 12, 2016 PM

Public Hearing at 7pm, Regular Meeting to Follow. Chaplin Town Hall, 495 Phoenixville Road,  
Chaplin, CT

**SUB17-073-** Proposed 2-Lot Resubdivision- Debra & Alan Newton- Assessor's Map 55-61-  
Property is 10.5 Acres and is located within the RAR Zoning District.

Vice-Chairman Peter Fiasconaro asked the zoning enforcement officer for a report on the application.

Jay Gigliotti, zoning enforcement officer laid out a set of full-size plans of the resubdivision on the meeting table in front of the members. He reviewed the reasoning for the application and also went through the plan set, reviewing the compliance with the subdivision regulations. There is no work associated with this application. Currently, 12 & 20 Cross Rd is one (1) parcel which contains two (2) primary residences. The proposed resubdivision shall create a lot line creating a "Parcel A" consisting of

2.00 acres and one (1) SFR, and a "Parcel B" consisting of 8.5 acres and the other SFR. The applicants have requested a series of waivers from section 4 of the subdivision regulations. The commission shall act on each of the requested waivers, when the application is revisited again at the regular meeting. After completing his explanation of the application, Mr. Gigliotti stated that he did not have any additional comments and felt the application was ready to act on.

Vice-Chairman Peter Fiasconaro asked for comments from members of the public. There were no comments from the public.

**Motion made by Helen Weingart to close the Public Hearing for application #SUB17-073. Seconded by Alan Burdick. Bill Ireland Abstained. All other members voted in Favor. Motion Carried.**

**The Public Hearing for Application #SUB17-073 was closed at 7:11 pm.**

Respectfully Submitted,

Jay Gigliotti 