

Chaplin Planning and Zoning Commission
Regular Meeting Minutes
May 11, 2017
Chaplin Town Hall
495 Phoenixville Road, Chaplin, CT

Vice-Chairman Peter Fiasconaro called the meeting to order at 7:13 PM

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 Chairman Doug Dubitsky and Bill Ireland was seated for Eric Beer.

Approval of April 13, 2017 Public Hearing Meeting Minutes:

Helen Weingart motioned to approve the April 13, 2017 Public Hearing Meeting Minutes. Seconded by Ken Fortier. Randy Godaire and Alan Burdick abstained. All other members voted in Favor. Motion Carried.

Approval of April 13, 2017 Regular Meeting Minutes:

At the end of the last paragraph under page 6, the 4/13/17 meeting minutes shall be amended to reflect the deed provided to Chairman Doug Dubitsky by Helen Weingart was obtained from and provided to Helen Weingart by the Town Clerk from the Town Clerk's Vault.

Helen Weingart motioned to approve the April 13, 2017 Regular Meeting Minutes as amended. Seconded by Ken Fortier. Randy Godaire and Alan Burdick abstained. All other members voted in favor. Motion Carried.

Citizens having New Business: None

Old Business:

- A. 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

PZC Staff J. Gigliotti asked if the commission members had any outstanding questions from the public hearing regarding the resubdivision application. Seeing none, he provided the commission members with copies of the list of waivers requested from section 4 of the subdivision regulations and also section 4 of the subdivision regulations. The requested waivers are as follows:

- 4.02.1.b- signature & seal by engineer & Landscape Architect
- 4.02.1.m- soil types/ topography
- 4.02.1.n- soil erosion plan
- 4.02.1.o- stormwater management plan

The PZC shall complete a separate motion, vote and statement of reason for each requested waiver was approved.

4.02.1.b

Motion made by Bill Ireland to waive section 4.02.1.b, seconded by Randy Godaire, due to the fact there is no proposed changes to the existing features on the lot that would require the signature and seal of an Professional Engineer or a Landscape Architect, and the commission shall require a condition of the resubdivision approval, that the final plans shall be signed by a Connecticut Licensed Surveyor, prior to the filing of the mylar plans on the land records. All members voted in favor. Motion Carried.

4.02.1.m

Motion made by Randy Godaire to waive section 4.02.1.m, seconded by Alan Burdick, due to the fact there is no changes to the existing site or proposed work on the property as the result of the approved resubdivision. All members voted in Favor. Motion Carried.

4.02.1.n

Motion Made by Helen Weingart to waive section 4.02.1.n, seconded by Alan Burdick, due to the fact there is no proposed work or land disturbance on the site which would require soil erosion controls. All members voted in favor. Motion Carried

4.02.1.o

Motion made by Helen Weingart to waive section 4.02.1.o, seconded by Alan Burdick, due to the fact the section is not applicable and the application does not propose any work. All members voted in favor. Motion Carried.

Motion Made by Bill Ireland, to approve Resubdivision application #SUB17-073, with the condition that the final resubdivision plan is signed and sealed by Connecticut Licensed Land Surveyor, prior to the filing of the Mylar plan on the Chaplin Land Records, seconded by Ken Fortier. All Members Voted in Favor. Motion Carried

New Business:

- A. RC17-074– Proposed Regulation Change-Creative Living Community of Connecticut, Inc., proposed revision to the zoning regulations section 5.2 RAR Zoning District

PZC Staff Jay Gigliotti provided all of the commission members with a copy of the #RC17-074 application package, including the proposed new revision to section 5.2 the “Rural Agricultural Residence” District. He continued to explain that this was a proposed regulation revision and it must follow a state mandated process, which includes a public hearing. The process is very similar to the regulation revision process the commission is currently going through with their own proposed regulation revisions, with some of the timeline requirements. Jay Gigliotti concluded by saying that he has sent the proposed regulation revisions to the Town Attorney.

Alex Koenigsberg, Executive Director of Creative Living Communities of Connecticut, Inc.(CLCC), provided the PZC with an overview of CLCC’s vision for the subject property at the southeast corner of Bedlam Road and South Bedlam Road. He explained that CLCC had previously come before the commission on a pre-application basis and received some comments which, they feel, were able to incorporate those comments into the proposed regulation revision. He concluded by also briefly detailing the scope of the proposed regulation revision.

David Birch, owner of Housing Enterprises, consultant for CLCC, has assisted companies similar to CLCC to develop these types of institutions in Connecticut for the past 30 years. He has assisted CLCC in the development of the proposed section 5.2.B.13 “Multi-Family Community Agricultural Preservation” and provided the commission with an overview of the new section. He explained the process of regulation revisions is important to be followed correctly in order to provide for a final product that is in line with what the commission would like.

Motion made by Vice-Chairman Peter Fiasconaro to table #RC17-074 until the next meeting in June. Seconded by Bill Ireland. All Members voted in Favor. Motion Carried.

Correspondence: None

Report of the Zoning Officer:

153 Chewink Road

PZC Staff received several new and renewed complaints, PZC Staff contacted the owner and conducted a series of site walks, most recently on 5/4/17, Staff determined that an immediate initiation of the enforcement ordinance was necessary, and through an official citation notice, issued the property owners a 12/1/17 deadline to remediate their property and achieve compliance with the zoning regulations.

241 Chewink Road

Staff received a complaint the property owners were keeping two (2) horses on their less than 5 ac property (2 acres). In addition, it appears the stable in which the horses are kept, are not located 100' from a property line.

184 Palmer Road

Staff received a complaint from an abutting neighbor (same neighbor which filed previous complaints), that the property owners were keeping of pigs, and were not in compliance with the regulations. PZC Staff contacted the property owners and conducted a site inspection on 5/2/17 and again on 5/6/17. Through due diligence staff determined the property was 7.16 acres and the structure in which the pigs are being kept, has been in existence for nearly 15 years. The structure where the pigs stay was previously used for chickens which have since been removed from the property allowing the property owners to keep a small number (6-8) of pigs. The property owners were upset and have asked staff to determine whether or not it is legal for them to suspend a series of traps, from the trees, the entire length of the driveway.

48 Cross Road

Property owners installed & constructed a pool and deck in the rear of their property. The pool and deck are both located in both the rear and side yard setbacks as well as the wetlands upland review area. the Chaplin wetlands commission has recently issued a permit to allow the pool and deck to remain in its current location. Property owners have been made aware of zoning issues.

Correspondence:

At the Town's "Annual Town Meeting", held on Monday, 5/8/17, through the Board of Selectmen, and work by the town attorney and even more by the planning and zoning commission, the ordinance revisions recommended by the PZC were approved and adopted at the 5/8/17 Town Meeting. The revisions, deletions & additions shall all be filed in the Town Clerks Vault.

Items Pro Re Nata: None

Adjournment:

Motion Made by Helen Weingart to adjourn the 5/11/17 PZC Meeting. Seconded by Alan Burdick. All Members Voted In Favor. Motion Carried.

Vice-Chairman Peter Fiasconaro adjourned the May 11, 2017 Regular PZC meeting at 8:43pm

Respectfully Submitted,

Jay Gigliotti

