

**CHAPLIN PLANNING AND ZONING COMMISSION**  
**CHAPLIN, CONNECTICUT**  
**PUBLIC HEARING--#SP16-051**  
**7PM, May 12, 2016 Chaplin Town Hall**  
**495 Phoenixville Road, Chaplin, CT**

Chairman Doug Dubitsky opened the public hearing for #SP16-051 at 7:05pm.

#SP16-051- William Covey- Connecticut Casket Company, LLC.- Applicant, Kenneth & Jessica Ives- Property Owners- 238 Willimantic Road, Assessor's Map 89-5, Special Permit Application per Chaplin Zoning Regulations Sec.5.3.B.I, establishment of new business proposing small-scale assembly, proposed business use is located within "Business" Zoning District on the subject property and encompassed by the "Corridor Overlay" District, property entrance is on Willimantic Road (Route 6), approx. 280' to the South- Southwest of Mansure Road and approx. 760' to the Northeast of Old Willimantic Road

Regular members present were Chairman Doug Dubitsky, Vice-Chairman Peter Fiasconaro (7:13pm), Helen Weingart, Dave Garceau and Eric Beer. Alternate members present were Ken Fortier and Brandon Cameron. Also present was Zoning Enforcement Officer Jay Gigliotti

Regular Members Absent were Randy Godaire and Alan Burdick. Alternate member absent was Bill Ireland.

**SEAT ALTERNATES:** Chairman Doug Dubitsky seated Ken Fortier for Randy Godaire

**PUBLIC HEARING:**

Chairman Doug Dubitsky asked PZC Staff J. Gigliotti to review the Legal Notice for the Public Hearing.

J. Gigliotti explained that in accordance with the Connecticut General Statutes Section 8-3(c) & 8-7(d), the following legal notice was published in the twice Windham Chronicle Newspaper, first on Saturday 4/30/16 and second on Monday 5/9/16:

**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

#SP16-051- William Covey- Connecticut Casket Company, LLC.- Applicant, Kenneth & Jessica Ives- Property Owners- 238 Willimantic Road, Assessor's Map 89-5, Special Permit Application per Chaplin Zoning Regulations Sec.5.3.B.I, establishment of new business proposing small-scale assembly, proposed business use is located within "Business" Zoning District on the subject property and encompassed by the "Corridor Overlay" District, property entrance is on Willimantic Road (Route 6), approx. 280' to the South- Southwest of Mansure Road and approx. 760' to the Northeast of Old Willimantic Road

Chairman Doug Dubitsky asked the applicant to introduce his application.

Mr. Bill Covey, SP16-051 applicant and owner of Connecticut Casket Company, Inc. Presented his proposed project included in special permit application SP16-051. Mr. Covey explained how his company, Connecticut Casket Company makes caskets, urns and other wood-based funeral and/or cremation products. He detailed the Casket Company's current scope of business services at their current location in Willimantic. He discussed how the company's operations would function at the 238 Willimantic Road location relative to noise, dust odor, traffic and other potential negative impacts. He also discussed his hours of operation, his delivery and shipping schedules, employees and other business related objects.

7:12pm Vice-Chairman Peter Fiasconaro arrived at this time.

Chairman Doug Dubitsky asked if there was any questions from the commission.

Ken Fortier asked Mr. Covey if the business was considered an exempt company or a small quantity producer of the Resource Recovery Act. Mr. Covey stated the business is an exempt company.

Chairman Doug Dubitsky asked if there was any question from the public.

Paul Peifer, Bedlam Road, Chaplin, asked whether or not the property was in the Aquifer Protection District.

PZC Staff provided the aquifer protection district map to Chairman Dubitsky. The 238 Willimantic Road property is not located within the Aquifer Protection District.

Mr. Peifer asked Mr. Covey about the Details of his move from Willimantic to Chaplin. Mr. Covey explained the details how he shall be closing the location the business currently operates and moving the business to 238 Willimantic Road.

**Motion made by Peter Fiasconaro to close the Public Hearing. Seconded by Eric Beer. All Members voted in Favor. Motion Carried**

**Chairman Doug Dubitsky closed the Public Hearing for Special Permit #SP16-051 at 7:18pm.**

Respectively Submitted,

Jay Gigliotti  
Zoning Enforcement Officer

