

# Chaplin Historic District Commission

## Minutes

**Tuesday, May 5, 2026**

*These 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. Roll Call and Seating of Alternates.** Chairman W. Church called the meeting to order at 7:02 P.M. Regular members: L. Ricklin, P. Peifer, W. Rose and D. Field and W. Church were seated, also present were alternate members B. Kelleher and J. Roman; alternate member A. Chuk was absent.

**II. Approval of February 10, 2026 minutes.** Mr. Rose made a motion to approve the February 10, 2026 minutes, Mrs. Field seconded, motion passed unanimously.

**III. Audience for Citizens.** None

### **IV. New Business**

**A. 127 Chaplin St. CoA Application.** Mrs. Ricklin reported there was no action on the matter, the two registered letters that were sent to the owner Mrs. Shali-Ogli were returned unsigned after repeated attempts by the post office. Mrs. Ricklin had consulted Town Attorney O'Brien but he has not had the time to focus on the matter. Mr. Roman suggested the HDC hire the law firm Halloran-Sage who the Town uses at times and using a Marshal to deliver the letter.

**VII. Correspondence.** Mr. Church received an invitation to a May 14th event at the Jillson House in Willimantic to celebrate the 250th US anniversary with a presentation about the founding of Windham County. It commemorates Joshua Uncas of the Mohegan nation who gifted the land and Robin Cassacinamon who led the settlers to the land that became Windham.

**VIII. Pro re nata.** Mr. Rose brought up the issue that there is supposed to be a lien on the deeds of all the properties in the Historic District and the lien is supposed to be passed on to the new deed when the property is sold to new owners. The new owners should be notified of the lien. In some cases, these liens were not being passed on. There was discussion about the process of correcting the situation and whether it should be a lien or an easement which should be recorded on the deeds. Mr. Church wondered if SHPO could advise on the matter because it has probably happened in other districts.

Mr. Rose was also concerned about the consistency of documents and following procedures so they would hold up in court. One point was that an agenda with both a public hearing and business meeting should have separate headings for each.

The next step to move forward on the deed issue will be to go before the Board of Selectmen and ask to hire Halloran Sage to review the matter at 127 Chaplin St. and get advice on the lien, easement, and deed situation.

Mrs. Ricklin said a grassroots group is organizing events in Chaplin to celebrate the US 250th anniversary. There will be a presentation by Andy Belisle on the restoration of the Ben Chaplin cupboard in the Town Hall on May 20th. Other events are being planned throughout the year.

**IX. Adjournment.** Mr. Peifer made a motion to adjourn, Mr. Rose seconded, meeting adjourned at 8:46 P. M.

Respectfully submitted, Susan Peifer- Recording clerk- HDC