

Chaplin Planning and Zoning Commission  
Chaplin, Connecticut

Regular Meeting Minutes  
November 12, 2015

The meeting was called to order at 7:05 PM by Chairman Peter Fiasconaro Members present were Vice-Chairman Doug Dubitsky, Alan Burdick, Randy Godaire, Eric Beer, Dave Garceau, Helen Weingart. Alternate member present was Bill Ireland and Caesar Beltran. Also present was Zoning Enforcement Officer Jay Gigliotti. Unable to attend was Alternate Ken Fortier.

**Seat Alternates:** All Regular Members Present

**Additions to the Agenda:**

Vice-Chairman Doug Dubitsky motioned to re-order the agenda by relocating "Citizens having new Business" to after the "New Business" Section. Seconded by D. Garceau. **All Members voted in favor.**

**Motion Carried**

**Approval of October 8, 2015 Minutes:**

The following changes shall be made to the 10/8/15 Meeting Minutes:

- Under New Business, Remove the "Section A" as there is no section B.
- In the last sentence change "motion Made" to "motion made"
- In the last paragraph of the 1<sup>st</sup> page in the 2<sup>nd</sup> sentence, change proposed to proposal
- The Assessor's Map and Lot shall be provided under "New Business, Item A."
- Correct the spelling of "Peter" under "Seating of Alternates"

**E. Beer moved to approve the minutes of 10/8/15 seconded by Alan Burdick. H. Weingart and R. Godaire abstained. All members voted in favor. Motion Carried**

**Old Business: None**

**New Business:**

- A. ZP15-044- Zoning Permit Application for 96 & 108 England Rd.**

Vice-Chairman D. Dubitsky recused himself from the application.

PZC Staff informed the commission that he had received a zoning permit application for a substance abuse facility at 96 and 108 England Road. Due to the nature of the applications and the high number of interested parties, PZC Staff brought the application to the PZC. Further, PZC Staff recommends that the PZC conduct a public hearing on the application.

Motion made by E. Beer to schedule a Public Hearing for application ZP15-044, for December 10, 2015. Seconded by H. Weingart. All Members voted in favor. Motion Carried.

**B. 2016 Chaplin & Zoning Commission 2016 Regular Meeting Schedule:**

Vice-Chairman D. Dubitsky returned to the meeting.

PZC Staff introduced the proposed 2016 PZC Regular Meeting Schedule. The dates were checked against all Regular and Religious Holidays.

**Motion made by R. Godaire to accept the PZC 2016 Regular Meeting Schedule. Seconded by E. Beer. All members voted in favor Motion Carried.**

**Citizens having New Business:**

Chairman Peter Fiasconaro responded to, two (2) separate inquiries regarding ZP15-044

**Correspondence: None.**

**Report of the Zoning Officer:** J. Gigliotti reviewed his ZEO Report for June 2015:

**Issued Zoning Permits**

ZP15-040- Rob Cherrier-26 & 30 Bedlam Road- Assessor's Map 55-31, Application for 30' x 60' steel storage building. The construction of the steel building began as enforcement as the property owner did not obtain any building/zoning permits prior to the construction. At The September 2015 PZC Meeting, the commission allowed Mr. Cherrier utilize a hand drawn site plan in conjunction with a NECCOG Parcel Map for the permit. The structure was shown on the plans approx. 38' from the property line and the zoning permit was issued on 9/15/15. The building permit was issued immediately after the zoning permit was issued.

ZP15-041- Mark Giggie- 60 Scotland Road- Assessor's Map 0-9- Application made for the construction of a 24' x 24' storage garage detached from the house. The garage was shown on the plot plan to be 28' to the western (left side) property line. Approval Issued on 9/28/15

ZP15-042- Clayton Wright- 260 Tower Hill Road- Assessor's Map 73-19- Application for a 12' x 24' Storage Shed, Plot Plan submitted depicted the storage shed to be 25' from the southern side yard property line. Approval was issued with a condition that the ZEO to verify the shed location in respect to the property line and the setback line. The approval was issued on 10/20/15.

ZP15-043- William Jordan- 96 Tower Hill Road- Assessor's Map 73/13/3- Application for a 16' x 19' Solarium (sunroom), proposed to be constructed to the eastern side of the residence- Approval was issued on 10/20/15

Enforcement actions

PZC Staff Handed out a spreadsheet of all current enforcements.

**Items Pro Re Nata: None**

**Motion Made by E. Beer to adjourn. Seconded by H. Weingart. All Members voted in Favor. Motion Carried.**

**Chairman Peter Fiasconaro adjourned the meeting at 7:39 PM**

**Respectfully submitted,**

**Jay Gigliotti, Zoning Enforcement Officer**