

Chaplin Planning and Zoning Commission
Chaplin, Connecticut

Regular Meeting Minutes
September 10, 2015

The meeting was called to order at 7:02 PM by Chairman Peter Fiasconaro. Members present were vice chairman Doug Dubitsky (7:05pm), John Meyer and Randy Godaire. Alternate members present were Bill Ireland, Ken Fortier and Cesar Beltran. Also present was Zoning Enforcement Officer Jay Gigliotti. Unable to attend were regular commission members Alan Burdick, Eric Beer and Dave Garceau.

Seat Alternates: Chairman Peter Fiasconaro seated Cesar Beltran for Alan Burdick, Ken Fortier for Dave Garceau and Bill Ireland for Eric Beer.

Additions to the Agenda:

PZC Staff asked the PZC to add approval of the May 14, 2015 Meeting Minutes to the agenda under "Approval of Minutes"

Motion made by John Meyer to add approval of the 5/14/15 meeting minutes to the agenda seconded by Cesar Beltran. All Members voted in Favor. Motion Carried.

Approval of the May 14, 2015 Meeting Minutes:

John Meyer motioned to approve the 5/14/15 Meeting minutes, seconded by Bill Ireland. All Members voted in Favor. Motion Carried. Abstentions: Vice-Chairmen Doug Dubitsky, Randy Godaire & Caesar Beltran abstained.

Approval of June 11, 2015 Meeting Minutes:

The following corrections shall be made to the PZC 6/11/15 Meeting Minutes:

- First Paragraph- Spelling of "Cesar" was corrected
- Second Paragraph- Spelling of "Peter" was corrected
- Fifth Paragraph- Spelling of "Meyer" was corrected

Motion Made by John Meyer to approve the 6/11/15 Meeting Minutes. Seconded by Randy Godaire. All members voted in favor. Motion Carried.

Citizens having New Business:

Paul Piefer, Chairman of the Chaplin Historic District Commission requested a determination from the commission regarding the replacement of a residential sign, located on the structure at 46 Chaplin Street. Mr. Peifer explained the situation and that he had previously discussed the matter with PZC Staff. The Historic District Commission had already issued their approval for the sign. It was the consensus of the PZC to allow PZC Staff to handle the situation on an administrative level as the change in size of the sign was working towards compliance with the zoning regulations.

Old Business: None

New Business: Pre-Application Discussion- Darrell Chaloult of Image Plus, Inc.

Mr. Darrell Chaloult , owner of 96 and 108 Chaplin Street, discussed his proposal to utilize both of the two (2) properties, including all of the existing amenities on each parcel, as a facility to provide treatment for male individuals who suffer from Substance Abuse. Mr. Chaloult explained that he had provided a tour of the property inside and out to the PZC Staff and two (2) members. PZC Staff and the two (2) members all were in agreement that the best thing would be for Darrell to come to the next available PZC Meeting and present his proposal to the board as a "Pre-Application". Mr. Chaloult proceeded to explain the existing conditions and his proposed conditions.

Mr. Chaloult introduced Mrs. Katherine Bonilla who is a practicing, licensed therapist in the field of substance abuse. Mrs. Bonilla shall be the licensed therapist for the proposed facility and she will be in charge of the programming. Discussion followed regarding the permit requirements, regulations, proposed operations, options and the neighborhood.

The PZC directed staff to consult with the Town Attorney regarding the proposed use. Staff shall consult with Town Attorney Dennis O'Brien and report back to the PZC at the next meeting.

Correspondence: None

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

Items Pro Re Nata: None

Adjournment:

Cesar Beltran moved to adjourn. Seconded by Bill Ireland./ All members voted in Favor. Motion Carried.

Chairman Peter Fiasconaro adjourned the meeting at 9:35pm

Respectfully submitted,

Jay Gigliotti, Zoning Enforcement Officer