

Chaplin Planning and Zoning Commission
Chaplin, Connecticut

Regular Meeting Minutes
December 11, 2014

The meeting was called to order at 7:05 PM by Commission Chair Peter Fiasconaro. Members present were John Meyer, Alan Burdick, Dave Garceau and Randy Godaire. Alternate members present were Cesar Beltran, Ken Fortier, and Bill Ireland. Also present was Zoning Enforcement Officer Jay Gigliotti and Town Attorney Dennis O'Brien. Unable to attend were regular commission members Doug Dubitsky and Eric Beer.

Seat Alternates: Bill Ireland was seated for Doug Dubitsky and Ken Fortier was seated for Eric Beer.

Approval of Minutes: John Meyer moved to approve the minutes of 11/13/14. Alan Burdick seconded the motion and it passed unanimously.

Citizens having New Business:

Sherry Shvonski – 411 High St, Coventry wished to speak on Old Business, item A. Ms. Shvonski will be permitted to speak during that section of the meeting.

Dan Rogers asked the commission for direction regarding various building lots he owns and wants to sell. Mr. Rogers wants to change property line since he also owns the property next to it. ZEO Gigliotti recommended Mr. Rogers meet with him during business hours on Tuesdays between 5 and 7 pm.

Old Business:

A. Request for Bond Release—request for the release of the x2 individual bonds currently held for the Natchaug River Open Space Subdivision:

ZEO Gigliotti reviewed information from the previous meeting. He has received the as-builts this evening and has not had a chance yet to review them. Attorney O'Brien then spoke with the commission regarding his research and recommendations. It is the ZEO and commission's discretion to decide if the conditions have been met. Mr. O'Brien did not research the conservation easement. Mr. O'Brien also spoke with Mr. Schraeger regarding the conservation easement and the right of way. Mr. O'Brien feels a release is appropriate at this time, if the ZEO is satisfied with the site. Mac McCarrison also spoke on John Hodgkin's (the bond owner) behalf and Sherry Shvonski of Coventry also spoke. She has purchased a lot and is concerned the open space was to be pinned and wasn't, the common driveway was to have a pipe under it and that hasn't happened. She could not get a CO for her property since developer did not do the work that had been promised. She and her husband still own one lot and want to pursue recovery of money they invested on work that should have been done by the developer. Ms. Shvonski was told this is not the correct venue for this process. Ms. Shvonski can pursue a recovery through other negotiations, but the subject of this agenda item is the bond releases. Mr. Hodgkin's also spoke regarding this issue. **John Meyer moved to approve the release of the erosion control bond and the remaining amount of the site control bond subject to review and approval of the ZEO review of the as-builts. Randy Godaire seconded the motion and it passed with the following vote:**

YES: P. Fiasconaro, A. Burdick, J. Meyer, R. Godaire, K. Fortier, and D. Garceau

ABSTAIN: B. Ireland

B. Continued discussion of Revisions to Zoning Regulations: Mr. O'Brien and Mr. Gigliotti compiled zoning regulations of surrounding towns, and ZEO Gigliotti also distributed a draft regulation developed by Mr. Dubitsky for accessory buildings. Mr. O'Brien then discussed the

issues he is aware of and the surrounding towns' regulations. Regulations in other towns—Ashford, Mansfield, and Colchester—are similar to Chaplin's wording. Windham is the most permissive. The commission and Mr. O'Brien also discussed Accessory Use restrictions. Mr. O'Brien also discussed regulations regarding keeping of large animals on private property. There is also information from the Department of Agriculture. The commission and Mr. O'Brien discussed needs that would be specific to Chaplin. The commission also discussed Mr. Dubitsky's draft and the changes he made to the existing regulation. Chaplin's accessory apartment regulations are quite restrictive. First Selectman Bill Rose has also fielded questions regarding processing of gravel.

- C. Mr. O'Brien also discussed the logging issue that was raised last month. He spent a great deal of time with Mr. Zito and reviewed the information he had regarding logging. Mr. O'Brien recommends the request be denied and will draft a letter to clarify his opinion.

New Business:

A. Election of Officers:

Alan Burdick nominated Peter Fiasconaro as chair. John Meyer seconded the nomination.

Peter Fiasconaro accepted the nomination

Bill Ireland nominated Doug Dubitsky for vice-chair. Peter Fiasconaro seconded the nomination and it was unanimously approved.

Peter Fiasconaro nominated Alan Burdick for secretary. John Meyer seconded the nomination and it was unanimously approved.

Correspondence: None

Report of the Zoning Officer: None. Mr. Meyer asked for an update of the status of the barns on Tower Hill Road. There is no new information.

Items Pro Re Nata: Mr. Meyer requested agenda items such as item "B" under old business should have been elaborated more—such as the continued discussion of accessory apartments.

John Meyer moved to adjourn at 9:07 PM. Bill Ireland seconded the motion and it passed unanimously.

Respectfully submitted,

Jennifer Nelson, Recording Secretary