

**Chaplin Planning & Zoning Commission
Public Hearing Minutes
Chaplin Senior Center
November 12, 2020**

The Public Hearing opened at 7:05 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Dave Garceau; Alternate Ken Fortier, Alternate Bill Ireland.

MEMBERS ABSENT: Randy Godaire, Alan Burdick, Eric Beer.

ALTERNATES SEATED: Ken Fortier seated for Eric Beer. Bill Ireland seated for Randy Godaire.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti and Recording Clerk Kathleen Scott.

SUBJECT OF HEARING:

This meeting is a continuation of the Public Hearing from October 8, 2020.

A. SUB20-133-Application for 2-Lot Resubdivision, Davis Road Ext. & North Bedlam Road:

ZEO J. Gigliotti reported that all of his comments from the last meeting were reviewed and addressed by the applicant. Approval was received from Inland Wetlands on October 28, 2020.

Mike Healy from BSE Group, who prepared the plans for applicants Jeremy and Katy Pearl to break down a larger plot to create Lot 3 on 2.088 acres for a single-family dwelling in the open hayfield area that is intended to be kept in the family. A soil test was done and approved by the Highland Health District subject to a formal engineered septic system design. The Tree Warden was contacted to remove trees to improve the site line and meets DOT requirements. Trees will be replanted on the other side of the stone wall. The turnout in the driveway was addressed for fire safety. B. Ireland asked about the odd shape of the lot. Mike Healy responded that the intent was to build in the hayfield (the property has been in the family for a very long time. P. Fiasconaro asked about the missing radius for the new well. Mike Healy responded that it will it was an oversight and will be added to the drawings.

Public comments were opened:

Public comments in favor of the proposed 2-Lot Resubdivision:

- Jocelyn Bennett on Singleton Road commented that it's wonderful for family to be with family.

Public comments in opposition of the proposed 2-Lot Resubdivision: None

Motion to close the Public Hearing at 7:21 PM was made by D. Garceau, seconded by P. Fiasconaro. All in favor, motion passed.

Respectfully submitted by,
Recording Clerk Kathleen Scott