

**Chaplin Planning & Zoning Commission  
Public Hearing Minutes  
Chaplin Town Hall  
November 18, 2021**

The Public Hearing opened at 7:05 PM.

**MEMBERS PRESENT:** Doug Dubitsky (Chair), Dave Garceau (online), Helen Weingart, Alternate Dan Pearce.

**MEMBERS ABSENT:** Pete Fiasconaro (Vice-Chair), Randy Godaire, Ken Fortier, Eric Beer, Alternate Bill Ireland, Alternate Peter Haines.

**ALTERNATES SEATED:** Dan Pearce seated for Pete Fiasconaro.

**ALSO PRESENT:** Zoning Enforcement Officer (ZEO) Jay Gigliotti, First Selectman Juan Roman, Jim Larkin from NECCOG and Recording Clerk Kathleen Scott.

D. Dubitsky read the Legal Notice that was published twice in the Chronicle.

**SUBJECT OF HEARING:**

**HB6107 - Accessory Apartment Opt-Out:**

The Commission is considering Accessory Apartments Opt-Out provisions from HB6107 section 5 (pg. 12-13) and section 6e (pg. 15-16).

The hearing was opened for public comments.

Public comments in favor of proposed Accessory Apartment Opt-Out:

- First Selectman Juan Roman – in favor of the opt-out that would be beneficial to the town. The state should not be allowed to dictate the town’s zoning regulations.
- Bob Dubos of Bedlam Road – in favor of the opt-out and fears greed would take over to build apartments that don’t belong here if the state is allowed to dictate the town’s zoning regulations.
- Adele Swart of Tower Hill Road – in favor of the opt-out. The zoning regulations should be left up to the PZC that best knows the wishes of the residents and the rural nature of the town.
- Kitty LeShay of Tower Hill Road – in favor of the opt-out and doesn’t think apartments belong in the very rural town of Chaplin. Residents should have a say in what the character of the town looks like, not the state.

Public comments opposed to the proposed Accessory Apartment Opt-Out: None

**Motion to close the Public Hearing (7:16 PM), made by H. Weingart, seconded by D. Pearce. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott