

Chaplin Planning & Zoning Commission
Regular Meeting Minutes
Chaplin Town Hall
December 9, 2021

The meeting was called to order at 8:36 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Randy Godaire, Ken Fortier, Dave Garceau (online), Alternate Dan Pearce, Alternate Peter Haines.

MEMBERS ABSENT: Eric Beer, Alternate Bill Ireland.

ALTERNATES SEATED: Seat Peter Haines for Eric Beer.

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

APPROVAL OF MINUTES 11.18.21 PUBLIC HEARING:

Motion to approve by P. Haines, seconded by D. Garceau. Motion carried with abstentions by P. Fiasconaro, K. Fortier, R. Godaire.

APPROVAL OF MINUTES 11.18.21 REGULAR MEETING:

Motion to approve by D. Garceau, seconded by H. Weingart. Add vote (All in favor, motion carried) to motion under Old Business Item A to approve the POCD Update in the November 18, 2021 regular meeting minutes and submit the revised minutes. **Motion carried with abstentions by P. Fiasconaro, K. Fortier, R. Godaire.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. SP21-161-242 Tower Hill Rd – Liz & Shawn Hunter – Special Permit Application for Limited Farm:

Discussion was held regarding additional information the Commission would like to see to make a decision for this application including the following:

- Site Walk if the applicants agree (would be a special meeting of the PZC that convenes at the location and be open to the public). The ZEO reported that the applicant is aware of the options and is agreeable to the Commission doing a site walk. Target date is January 8, 2022 at 10am with a backup date of January 9, 2022. A full-size map with the wetlands outlined will be available.
- P. Haines is concerned about the process for additional permits needed. In addition, he suggested background information on waste management from 2 websites referred to in an email from DEEP are important to making a decision.
- R. Godaire asked for a copy of the document on chemicals submitted at the Public Hearing.

NEW BUSINESS:

A. Election of Officers:

The revised Bylaws state Election of Officers should be held every two years (revised Bylaws have not been adopted and will be presented at the next meeting).

Motion to table Election of Officers until the next meeting, by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried.

CORRESPONDENCE:

Received correspondence pertaining to the Special Permit Application.

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Items requiring direction or action are as follows:

- No Permits Issued.
- 153 Chewink Road – The ZEO presented current photos of the cleanup that continues to progress (about 92% compliant). The owner’s son who is in construction has been filling dumpsters and hauling them away from the property. D. Dubitsky recommends taking no action this month and revisit next month. If progress continues, could issue a Compliance Certificate and discuss whether or not to recommend to the Selectmen to waive the outstanding fines.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (9:26 PM) by H. Weingart, seconded by K. Fortier. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott