

Chair Doug Dubitsky called the meeting to order at 7:07 PM.

MEMBERS PRESENT: Vice-Chair Ken Fortier, Helen Weingart, Randy Godaire, Alternate Bob Dubos.

MEMBERS ABSENT: Pete Fiasconaro, Dave Garceau, Eric Beer, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Bob Dubos seated for Pete Fiasconaro.

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

APPROVAL OF MINUTES 05.08.25 REGULAR MEETING:

Motion to approve by B. Dubos, seconded by R. Godaire. All in favor, motion carried.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. 80 Marcy Road:

ZEO J. Gigliotti presented photos from May and June with measurable progress (fair amount of small stuff still remains). Robert Maclure of 80 Marcy Road reported trailers loaded and ready to go (in the process of putting truck back together after frame broke to continue hauling) – would like to meet with ZEO at the property to show him what needs to go. Commission discussed extending stay of fines with monthly update.

Motion to extend stay of fines for 80 Marcy Road until September 11th meeting, made by H. Weingart, seconded by R. Godaire and carried unanimously.

NEW BUSINESS:

- New bridge not opening (paving needs to be redone).
- New Fire Pond – paved and needs another coat (Fire Department approved adding fish).
- Culverts will be added to bridge on South Bear Hill Road near the cemetery instead of rerouting the road.

CORRESPONDENCE:

A. New CGS Housing & Zoning Bill:

New HB 5002: requires every Town to have their own Housing Authority (responsible for regulating rent and ensuring fair share of low income housing met (92 units for Chaplin - ineligible for state funding if not followed), as of right development on any commercially zoned lots without permission from the Town, prohibits minimum off street parking requirements for residential developments, portable shower and laundry facilities, hostile architecture (prohibits adding feature designed to prevent people from sleeping), attorney fees from the Town for improper denial of application for low income housing, transit oriented development (every bus and train station within ½ mile radius has to be rezoned to allow 14 units per acre), Fair Rent Commission for every Town – can join with other Towns (hears complaints about rent too high with hearing), every Town must do full inventory of every parcel to send to OPM to determine parcels that can be developed. Many 1st Selectmen have written to the Governor asking to veto this bill (not a good bill).

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report available at Town Hall. Items requiring direction/action as follows:
No Permits Issued.

187 Willimantic Road Package Store – request received to transfer liquor license (Doug will followup with owner).

- Thanks to Ken Fortier for his time and dedication to the PZC (resigned as Vice-Chair). Best of luck in Virginia!

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (8:50 PM) by K. Fortier, seconded by D. Dubitsky. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott