

**Chaplin Planning & Zoning Commission**  
**Regular Meeting Minutes**  
**Chaplin Town Hall**  
**August 14, 2025**

Pete Fiasconaro called the meeting to order at 7:02 PM.

**MEMBERS PRESENT:** Dave Garceau, Alternate Peter Haines, Alternate Bob Dubos.

**MEMBERS ABSENT:** Doug Dubitsky, Helen Weingart, Randy Godaire, Eric Beer, Alternate Bill Ireland.

**ALTERNATES SEATED:** Bob Dubos seated for Helen Weingart; Peter Haines seated for Doug Dubitsky.

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

**APPROVAL OF MINUTES 07.10.25 REGULAR MEETING:**

*Motion by B. Dubos, seconded by D. Garceau. Motion carried with abstention by P. Haines.*

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:**

**A. 80 Marcy Road:**

ZEO J. Gigliotti presented photos from July and August with definite progress (6 standard size heating oil tanks in the woods moved to a trailer, lots of cleanup done out front - swing bench that was buried is now usable). Met with property owner and family (helping with cleanup) to walk the property and identify what needs to go including truck body with tree growing out of it (nowhere near compliant).

**NEW BUSINESS:**

**A. PZC FY 2024-2025 Annual Report:** Commission presented with Annual Report.

*Motion to approve PZC FY 2024-25 Annual Report, by P. Haines, seconded by D. Garceau. All in favor, motion carried.*

**CORRESPONDENCE:** None

**REPORT OF THE ZONING OFFICER:**

ZEO J. Gigliotti presented monthly report available at Town Hall. Items requiring direction/action as follows: 2 Zoning Permits Issued – 2-car garage and slab (Miller Road), new SFR (Scotland Road); 1 Zoning Compliance – new SFR (Tower Hill Road).

**ITEMS PRO RE NATA:**

- B. Dubos asked about replacement for Ken (outside the window for Commission to recommend someone – now in the hands of BOS to appoint someone), and asked if any update on 35-acre purchase on the Airline Trail (no request for Building Permit to date).
- Email received from H. Weingart asking to include on next agenda - Bylaws update to clarify filling vacancies.
- P. Fiasconaro contacted by Eversource (notifying all adjacent landowners) regarding cutting back trees to main power lines in their right of way, asked them about spraying near the Natchaug River and ponds (not planning to spray this year), and thanked the ZEO and Recording Clerk for all they do.

**ADJOURNMENT:**

**Motion to adjourn (7:49 PM) by P. Haines, seconded by B. Dubos. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott