

Chair Doug Dubitsky called the meeting to order at 7:05 PM.

**MEMBERS PRESENT:** Pete Fiasconaro, Helen Weingart, Randy Godaire, Dave Garceau, Doug Cates, Dan Pearce.  
Welcome to new members Doug Cates and Dan Pearce.

**MEMBERS ABSENT:** Alternate Bob Dubos, Alternate Jim McPherson, Alternate Bill Ireland.

**ALTERNATES SEATED:** None

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

**APPROVAL OF MINUTES 09.11.25 REGULAR MEETING:**

***Motion by P. Fiasconaro, seconded by H. Weingart. All in favor except D. Garceau and Helen Weingart who abstained.***

***Motion to add to agenda Discussion of PZC Bylaws – New Business B and Discussion of PZC 2026 Regular Meeting Schedule – New Business C, made by R. Godaire, seconded by H. Weingart and carried unanimously.***

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:**

**A. 80 Marcy Road:**

ZEO J. Gigliotti presented photos from September and this week with more progress made (old oil tanks on flatbed trailer gone, organized and neater with items picked up). Items remaining include: 3 unregistered motor vehicles (car, box van, old school bus), camper, truck and auto parts, lots of tires more noticeable (waiting for new tire disposal program to be up and running), bags of recyclable cans moved and organized. Still work to be done – not yet compliant.

**NEW BUSINESS**

**A. 284 Willimantic Road – Brandon Elliott:**

ZEO reported new property owner (owns and operates tree cutting business) would like to use property as base operations and operate a saw mill to sell cut boards (undesirable boards would be sold as firewood). Property is 1-1/2 acres with frontage on Route 6 and Old Willimantic Road in Business Zone.

- Property owner Brandon Elliott (owns Elliot Tree Service) noted doing business as saw mill 5-7 years and residential tree business for 3 years. Would like to put metal building in middle of property to work on trucks and hold safety meetings and training. Trucks would be parked on the property that would be fenced-in (has big u-shaped driveway). Logs would be brought in and cut on site with portable sawmill (not noisy) to sell as boards or firewood and make furniture (Elliot Signature Woodworking). Hopes to be fully setup within a year.

Business best fits into Retail/Wholesale Business with special permit (Storage Yard for Materials, Warehouse Distribution & Storage) - Doug suggested reviewing Section 5.3 of Zoning Regulations with ZEO.

**B. Discussion of PZC Bylaws:**

H. Weingart presented copy of Article VII Vacancies in Office from Bylaws that contains 2 ordinances regarding filling vacancies (PZC has the power to fill vacancies) and proposed adding ordinance language to

Bylaws (Doug suggested establishing procedure). PZC has 30 days to fill vacancy before going to 1<sup>st</sup> Selectman per state statute (can ask BOS to change ordinance - Doug will draft language combining 2 ordinances).

**D. Discussion of PZC 2026 Regular Meeting Schedule:**

ZEO presented 2026 regular meeting schedule – PZC meets 2<sup>nd</sup> Thursday of each month at 7pm at the Chaplin Town Hall (unless noted otherwise) – no conflicts with holidays.

***Motion to approve PZC 2026 Regular Meeting Schedule, made by D. Dubitsky, seconded by P. Fiasconaro and carried unanimously.***

**CORRESPONDENCE:** Email from Brandon Elliott regarding Tree Cutting business.

**REPORT OF THE ZONING OFFICER:**

ZEO J. Gigliotti presented monthly report available at Town Hall. Items requiring direction/action as follows:  
2 Zoning Permits & 1 Zoning Compliance Issued – new SFR (England Road), new building signage - Blondie's Diner (Willimantic Road).

- R. Godaire asked about steel building on England Road (built without any permits - not noted on Land Records, Randy would like to pursue getting a judgement).

**ITEMS PRO RE NATA:** None

**ADJOURNMENT:**

***Motion to adjourn (8:54 PM) by D. Pearce, seconded by D. Garceau. All in favor, motion carried.***

Respectfully submitted by,  
Recording Clerk Kathleen Scott