

Chaplin Planning & Zoning Commission  
Regular Meeting Minutes  
Chaplin Town Hall  
January 8, 2026

Chair Doug Dubitsky called the meeting to order at 7:06 PM.

**MEMBERS PRESENT:** Randy Godaire, Dave Garceau, Alternate Jim McPherson.

**MEMBERS ABSENT:** Pete Fiasconaro, Helen Weingart, Doug Cates, Dan Pearce, Alternate Bob Dubos, Alternate Bill Ireland.

**ALTERNATES SEATED:** Jim McPherson seated for Doug Cates.

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

**APPROVAL OF MINUTES 12.11.25 REGULAR MEETING:**

*D. Garceau motioned to approve, seconded by J. McPherson. Motion carried with abstention by R. Godaire.*

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:**

**A. 80 Marcy Road:**

ZEO J. Gigliotti presented photos from today - not much change (section remains clear) – continue to monitor.  
- J. McPherson asked if any additional items brought to the property (not noticeable).

**NEW BUSINESS:**

**A. Revised PZC Schedule:**

Conflict with February 12<sup>th</sup> meeting date (Town Hall closed for Lincoln's Birthday) – meeting cancelled.

**B. SP25-244 – 284 Willimantic Road – Brandon Elliot – Proposed Lumber Sales & Tree Service business, Assessor's Map 002-012, Business Zoning District:**

ZEO presented application with site plan for existing wood cutting business consistent with regulations within Business District under section 5.3B.1L for small scale assembly and fabrication with special permit - requires Public Hearing within 65 days from day of acceptance (65 days to make decision from close of Public Hearing). Property is 1.62 acres (about 495 ft of frontage on Route 6, about 120 ft of frontage on Old Willimantic Road), not in Aquifer Protection District, no wetlands, pretty level – about 20 ft of elevation change. Plan involves: residential tree removal, place to store equipment (intends to install wooden fence along frontage and Old Willimantic Road), selling lumber products (Fridays/Saturdays), 30 x 50 building (no office or bathroom), 20 x 40 sawmill enclosure, shipping container. Application complete with fees paid (Doug noted attracting new businesses with a lot of work done on regulations).

- J. McPherson asked if any other changes to the property (would like to remove rotting trees and a little grading with piles of clean fill out back).

*R. Godaire motioned to accept application SP25-244- 284 Willimantic Road- Brandon Elliott- Proposed Lumber Sales & Tree Service business, seconded by D. Garceau. All in favor, motion carried.*

Public Hearing will be held March 12, 2026 (Doug asked to confirm site lines).

**CORRESPONDENCE:**

Phone call received from attorney of owner of several parcels that make up Industrial District regarding not allowing access across state owned Airline Trail between property and Lynch Road (drawing in Land Records shows 3 – 70 ft easements across Airline Trail - Doug suggested contacting ZEO).

**REPORT OF THE ZONING OFFICER:**

ZEO J. Gigliotti presented monthly report available at Town Hall. Items requiring direction/action as follows:

1 Zoning Permit Issued – new deck (Miller Road).

Natchaug Woods Subdivision Conservation Easement – Proposal received from property owner of 262

Phoenixville Road asking to remove 12 dead/dying trees in easement that pose a risk to their house (DPW Foreman & Tree Warden supports removing trees for safety).

***R. Godaire motioned for PZC to allow homeowner of 262 Phoenixville Road to remove trees as proposed, seconded by J. McPherson. All in favor, motion carried.***

**ITEMS PRO RE NATA:**

J. McPherson asked if anything published on Affordable Housing law (required to change Zoning Regulations to eliminate off street parking requirement for development of up to 16 units - Doug will get summary).

**ADJOURNMENT:**

***J. McPherson motioned to adjourn (8:34 PM), seconded by D. Garceau. All in favor, motion carried.***

Respectfully submitted by,

Recording Clerk Kathleen Scott