

**CHAPLIN
PLANNING AND ZONING COMMISSION
Public Hearing Minutes
Chaplin Town Hall, 7:00 P.M.
April 13, 2017**

Members Present: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Dave Garceau, Helen Weingart, Eric Beer

Members Absent: Randy Godaire, Alan Burdick

Alternates Seated: Ken Fortier for Randy Godaire, Brandon Cameron for Alan Burdick

Public Hearing opened at 7:04 pm

SUB 17 – 072, Proposed 2-lot Resubdivision, Daniel Cates, 638 Phoenixville Road, Assessor's Map 75-52. Property is 18.08 acres and located in the RAR Zoning District

Chairman Dubitsky read the notice of public hearing which was published April 1, 2017 and April 8, 2017 in the Willimantic Chronicle.

The Zoning Enforcement Officer (ZEO) introduced the case and explained that there are a number of waivers requested. He presented a list of the waivers to Commission Members. This case was discussed at last month's meeting, and all requirements of the public hearing have been met. Mr. Cates has filed a formal request for waivers.

Mr. Cates explained his site plan. He wishes to cut out a small lot to build a house for himself on the current property, which is also occupied by his aunt. He has Wetlands approval.

A discussion between ZEO, Commission members, and Mr. Cates about several of the waivers ensued.

Chairman Dubitsky invited public comment; there was none. ZEO stressed that most of the zoning regulations are not written to address this type of small, 2-lot resubdivision. Ch. Dubitsky invited a ***motion*** to close the public hearing. E. Beer moved to close, P. Fiasconaro seconded the ***motion***, all in favor, ***motion*** carried. Public hearing closed at 7:32 pm.

Respectfully submitted,

Elizabeth Marsden, Recording Clerk
Clerk's Audio #1