

**Town of Chaplin, Connecticut
Zoning Board of Appeals**

Minutes of November 19, 2014

These unapproved Zoning Board of Appeals meeting minutes are forwarded to the Chaplin Town Clerk in a draft format. These minutes are unofficial until they have been read and approved by a majority vote of the Board. Should edits be necessary, they will be made at the next regularly scheduled meeting, voted upon and noted in the meeting minutes.

1. Call to Order

Susan Peifer-Chair called the meeting to order at 7:01PM.

2. Roll Call, Seating of Alternates

Members Present: Susan Peifer-Chair, Rosalie Gifford and Lisa Courcier. Also Present: Betty Urban-Clerk

3. Approval of Minutes

a. 28 May 2014 Regular Meeting

Motion was made by Lisa Courcier and seconded by Rosalie Gifford to approve the minutes of May 28, 2014 with the following addition under item 4: Rosalie Gifford listed the following reasons in a letter for her vote on the variance requested by Susan Zimmerman and Allen Olsen. The hardship was caused by the owner of the property. The Variance is excessive and extreme and will crowd in residents and cause adjustments to make it a residence. It will likely be a burden to other property owners. If passed, it would deny others reasonable protection from Zoning Regulations. Motion passed unanimous.

4. Old Business None

5. New Business

a. Election of Officers for 2015

Motion was made by Rosalie Gifford and seconded by Lisa Courcier to elect Susan Peifer as Chair of the Zoning Board of Appeals for 2015. Motion passed. One abstention-Sue Peifer

Motion was made by Sue Peifer and seconded by Lisa Courcier to elect William Jenkins as Vice-Chair of the Zoning Board of Appeals for 2015. Motion passed unanimous.

Motion was made by Sue Peifer and seconded by Rosalie Gifford to elect Lisa Courcier as Secretary of the Zoning Board of Appeals for 2015. Motion passed unanimous.

b. Approve 2015 Meeting Calendar, Time and Location

Motion was made by Lisa Courcier and seconded by Rosalie Gifford to approve the meeting calendar, time and Location as follows. Meetings will be held the fourth Wednesday of the month, except for November 18th and December 16th at 7:00PM in the Chaplin Public Library Meeting Room. Motion passed unanimous.

c. Performance Review of ZBA Clerk

Motion was made by Sue Peifer and seconded by Lisa Courcier that Betty Urban does a good job as ZBA Clerk and presents comprehensive minutes. Motion passed unanimous.

d. 2015-2016 Budget

Motion was made by Rosalie Gifford and seconded by Lisa Courcier to approve the 2015-2016 Budget with the bottom line total of \$2653.00. Motion passed unanimous.

e. ZBA Variance/Appeal Form Revision

A copy of the revised form was given to Board Members to review. Suggestions were made to make the instruction format easier to read and to put information on Number 10 Wetlands back into the form. Sue will make revisions.

5. Citizens Having New Business Before The ZBA None

6. Correspondence None

7. Other Items

Sue said that \$800 was spent on legal notices this year. She and other Board Chairs are looking at a way to make notices more concise to cut expenses. Sue presented a copy of the email she sent for the Town Report.

8. Items Pro re nata None

9. Adjournment

Motion was made by Lisa Courcier and seconded by Rosalie Gifford to adjourn the meeting. The meeting was adjourned at 7:42PM.

Respectfully Submitted,

Betty G. Urban-Clerk

Chaplin ZBA