

Town of Chaplin, Connecticut
Zoning Board of Appeals
Minutes of April 28, 2021

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 7:11 PM.

2. ROLL CALL, SEATING OF ALTERNATES

Members Present: Susan Peifer-Chair, Bill Jenkins – Vice Chair (remotely), Lisa Courcier, Rosalie Gifford, Alternate Victor Boomer – seated for Doug Cates.

3. APPROVAL OF MINUTES

a. November 18, 2020 Regular Meeting

Motion made by L. Courcier to approve November 18, 2020 minutes. R. Gifford seconded; motion passed with one abstention by V. Boomer.

Bill Jenkins joined the meeting remotely at 7:18 PM.

4. NEW BUSINESS

a. Review and Receive variance application by Chaplin Package Store, 169 Willimantic Rd, Chaplin requesting relief from Chaplin Zoning Regulations, Section 6.1, Altering a nonconforming building and Section 5.9 Setback requirements in the Corridor Overlay Zone:

Applicant Jigar Patel presented overview regarding an addition to the rear of the Chaplin Package Store for more space in the store. Mr. Patel indicated the side of the building was approved by Zoning. The Board reviewed the application (722 sq. ft. addition that would run along Lynch Rd) with Sue Peifer addressing the following: Property ID should be listed as 91-3 (per the Assessor); the Deed should be listed as Volume 104, Pg. 862-863 (per the Town Clerk); Sections requested for relief should be listed as 6.1 & 5.9C, distance of the existing setback is 3.2 ft. from the road (per Architect Stuart Peaslee). Mr. Peaslee corrected the measurement for extending the setback to 7ft. 11in.

Motion made by B. Jenkins to receive application from Ghanshyam Real Estate, LLC, 169 Willimantic Rd., Chaplin, CT 06235 for a variance. V. Boomer seconded; motion passed unanimously.

Mr. Peaslee said in reexamination of the plan, the original 11ft. 7in. measurement was correct.

A site walk will be held on Sunday, May 9, 2021 at 11am to compare the plans to the existing building. A Public Hearing on the application will be held on May 26, 2021.

5. OLD BUSINESS - None

6. CORRESPONDENCE - None

7. ITEMS Pro re nata – None

8. ADJOURNMENT

Motion made by B. Jenkins to adjourn the meeting at 7:38 PM. L. Courcier seconded; motion passed unanimously.

Respectfully Submitted by,
Kathleen Scott, Recording Clerk
29 April, 2021