

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

Regular Meeting Minutes of May 26, 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 7:42 PM.

2. ROLL CALL, SEATING OF ALTERNATES:

Members Present: Susan Peifer-Chairman, Lisa Courcier- Vice-chairman, Rosalie Gifford, Alternate Brendon Kane, Alternate Victor Boomer. Seat Victor Boomer for Bill Jenkins, seat Brendan Kane for Doug Cates.

OTHERS PRESENT: Administrative Assistant Sue Krodel, Recording Clerk Kathleen Scott.

PUBLIC PRESENT: Applicant Mr. Jigar Patel, Architect Mr. Stuart Peaslee.

Motion made by V. Boomer to move Item #3 Approval of Minutes after Item #4 Old Business, seconded by L. Courcier. All in favor, motion carried.

3. OLD BUSINESS:

a. Consider and act on variance request by S. Patel, Chaplin Package Store, 169 Willimantic Rd, Chaplin:

Motion made by V. Boomer to approve a variance from Chaplin Zoning Regulation 6.1 to modify an existing nonconforming structure at 169 Willimantic Rd. staying within the regulated Corridor Overlay Zone setback requirements, seconded by L. Courcier. Motion carried with the following vote:

YES: S. Peifer (the building is a candidate for modification and can meet setbacks), L. Courcier (there is room for the building to grow), R. Gifford (there is room and would like to see the business expand and prosper), V. Boomer (the uniquely shaped building in a nonconforming lot is capable of being expanded within the setbacks), B. Kane (good idea to allow the owners to grow their business to benefit the community).

Motion made by V. Boomer to approve a variance from Chaplin Zoning Regulation 5.9C (includes 25 ft. setback from Lynch Rd and includes required land area in the Business Zone of 2 acres) and modify to require a 17 ft. setback from Lynch Rd that the addition can start, eliminating the bump out addition, seconded by L. Courcier. Motion carried with the following vote:

YES: S. Peifer, L. Courcier, R. Gifford, V. Boomer.

ABSTAIN: B. Kane.

4. APPROVAL OF MINUTES:

a. 28 April 2021 Regular Meeting:

Motion made by V. Boomer to approve 28 April 2021 minutes, seconded by L. Courcier. Motion passed unanimously.

5. NEW BUSINESS: None

6. CORRESPONDENCE: None

7. OTHER ITEMS: None

8. ADJOURNMENT

Motion made by V. Boomer to adjourn the meeting at 8:03 PM, seconded by L. Courcier. All in favor, motion carried.

Respectfully Submitted,
Kathleen Scott, Recording Clerk
28 May 2021